ACC# 0534636105

BILL GARRETT, Davidson County
Trans:T20120050153 DEEDQC
Recvd: 07/09/12 10:18 4 pgs
Fees:22.00 Taxes:0.00
20120709-0059949

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:
Barbara A. Evans
660 Bell Road Apt. #1820
Antioch, Tennessee 37013

WHEN RECORDED RETURN TO:
Herbert Lee Evans
7020 Hickory Pass Lane
Antioch, Tennessee, 37013

QUIT CLAIM DEED

On June 25, 2012 THE GRANTOR(S),

- Barbara A. Evans, ~~and Herbert L. Evans, a married couple~~, a single person

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Herbert L. Evans, a single person, residing at 7020 Hickory Pass LN, Antioch, Davidson County, Tennessee 37013

the following described real estate, situated in Antioch, in the County of Davidson, State of Tennessee: See Exhibit A for legal description

(legal description): This is a house and lot located at 7020 Hickory Pass LN, Antioch, Davidson County, Tennessee 37013 Current Source of Title #20020307-0028471

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

ACC# 0534636105

A transfer as part of the division of property in a divorce

NEW OWNER

Tax Parcel Number: ~~Lot 37~~

#176-01-09-037.00

Mail Tax Statements To:
Herbert Lee Evans
7020 Hickory Pass Lane
Antioch, Tennessee 37013

ACC# 0534636105

Grantor Signatures:

DATED: 6/25/12

Barbara A. Evans

Barbara A. Evans
660 Bell Road Apt. #1820
Antioch, Tennessee, 37013

DATED: 6-25-12

Herbert L. Evans

Herbert L. Evans

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 25 day of June, 12, before me personally appeared Barbara A. Evans ~~and Herbert L. Evans~~, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

JANE ZABOIKINA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Bank of America Personal Banker
Title (and Rank)

My commission expires 3/8/16

Signature and Notary for Quit Claim Deed regarding 7020 Hickory Pass Lane

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Barbara A. Evans
Affiant

Affiant's Name: Barbara A. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 Herbert Evans, **Affiant**
Subscribed and sworn before me this the
9 Day of July, **20**12.
Abby Arnold, **Deputy Register**

Exhibit A

Box 1

WARRANTY DEED

Davidson County DEEDUARR
Recvd: 03/07/02 08:25 2pgs
Fees:13.00 Taxes:625.26
[redacted]
20020307-0028471

NOTARY PUBLIC AT LARGE
RFORD CO., TENN.

My Commission Expires 1-25-2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Herbert L Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2002.

Angela M Pahe
Notary Public

MY COMMISSION EXPIRES: ~~October 1, 2003~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert L. Evans	GMAC Mortgage Corp.	176-01-0-A-037.00 CO
(NAME)	(NAME)	
7020 Hickory Pass Lane	6 Cadillac Drive, Suite 150	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Classic Homes BOS, LP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert L. Evans and wife Barbara A. Evans, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.37 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Classic Homes BOS, LP by deed of record in Instrument 20010412-0036163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 7020 Hickory Pass Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.