Bill Garrett Davidson County
Batch# 37369 DEEDQC
12/15/2017 12:20:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171215-0127979

This instrument prepared by:
Lynn Newcomb, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Forrest F. Evans, Jr.

TO: Hillary Susanne Holt Evans Altaqi and
Garrett Forrest Evans
6040 Biota Tr.
Joelton, TN 37080

MAP & PARCEL:
028-00-0-120.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, I, Forrest F. Evans, Jr., married, hereinafter the Grantor, by these presents, do hereby quitclaim and convey unto Hillary Susanne Holt Evans Altaqi and Garrett Forrest Evans, in equal share as joint tenants with right of survivorship, all right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

> The Forrest F. Evans Jr. property is lot 120 of sheet 28 of the Davidson County Tennessee property map. The property is bounded on the North and East by Kevin R. Swain whose property is lot 17 of the 1919 Henry Floto subdivision. The western end of Forrest Evans Jr's north boundary is in common with whoever owns the property west of lot 17 of the Floto subdivision. The South and West boundaries of the Swain property, adjoining the Evans Jr. property, run 825 feet East and 660 feet South to Marrowbone Creek.
>
> The Forrest Evans Jr. property is bounded on the South by Forrest Evans. The East line of Forrest F. Evans Jr. and a West line of Swain is an extension of the Forrest F. Evans East line which crosses Marrowbone Creek at the mouth of a small branch below and across from a steep bluff North of Marrowbone Creek. On the West of Forrest F. Evans Jr. line is 1090 feet west of the 660 foot Swain line and borders the Forrest Evans property or Dixieland property which at present is in contention.
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> On sheet 28, Davidson County property map, lot 120 scales 530 feet on the East, 520 feet on the West, and 1090 feet on the North and South which is 13.13 acres. This was figured for the Chancery Court Redemption suit 79-414-I-1354-9900 in September 1982 which further established that lot 120 was "lost" with an unknown owner and not redeemable.
>
> A small portion of the Forrest F. Evans Jr. tract, lot 120, extends into Cheatham County on the west side. By agreement of both counties it is all assessed for taxes in Davidson County.
>
> Being the same property conveyed to Forrest F. Evans, Jr. from Cason A. Dickinson, Trustee, by deed of record dated October 21, 1981 of record at Book 6024, Page 730, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

Lisa Michelle Evans, wife of Forrest F. Evans, Jr., joins in this deed to convey any marital interest she may have in the property.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 18 day of October, 2017.

Forrest F. Evans, Jr.
FORREST F. EVANS, JR.

LISA MICHELLE EVANS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, FORREST F. EVANS, JR. and LISA MICHELLE EVANS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

JASON BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand, at office, this the 18 day of October, 2017.

NOTARY PUBLIC

My commission expires: July 6, 2020

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Affiant

SWORN to and subscribed before me,
this the 18 day of October, 2017.

JASON BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: July 6, 2020

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THE DEED. ACCORDINGLY, THE PREPARER MAKES NO REPRESENTATIONS, OPINION OR WARRANTYAS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN.