This Instrument Prepared By:
Ryan Knight, Attorney
Knight Legal
7003 Chadwick Drive, Suite 321
Brentwood, TN 37027
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Y Johnson Davidson County
Batch# 174211 DEEDWARR
12/14/2018 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181214-0121860

New Owner:	Send Tax Bill:	Map/Parcel
Robert Evans and Bonnie S. Evans, Trustees, of the Evans Joint Revocable Living Trust dated May 10, 2018 3845 Nonaville Road Mt. Juliet, TN 37122	SAME	096 14 0 031.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Robert Evans
AFFIANT

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2021

Sworn to and subscribed before me this 10th day of May, 2018.

Notary Public

My Commission Expires: 3/8/2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ROBERT EVANS and BONNIE EVANS, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ROBERT EVANS AND BONNIE S. EVANS, TRUSTEES OF THE EVANS JOINT REVOCABLE LIVING TRUST, DATED MAY 10, 2018, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HAND this 10th day of May, 2018.

By: Robert Evans
ROBERT EVANS

Bonnie Evans
BONNIE EVANS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Evans and Bonnie Evans, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Franklin, Tennessee, this 10th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot #121 of Twin Lawn Subdivision, as shown by Plan of record in Book 2486, Page 394, Register's Office for said County.

Said Lot No. 12 fronts 71.8 feet on the Southwesterly side of Colfax Drive, and runs back between line 175.5 feet in the northwesterly side and 178.5 feet on the southeasterly side to a broken line in the rear and measures 110.5 feet on said broken line.

Being the same property conveyed to Robert Evans and wife, Bonnie Evans by deed from Hershel W. Peppers and wife, Betty Jean Peppers as of record in Book 3466, Page 83, RODC, Tennessee.

This is improved property known as 824 Colfax Drive, Nashville, TN.

CERTIFICATION

I, Ryan Knight, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Kailyn Weiss, a notary public for this county and state, Ryan Knight, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7/27/2020

