Karen Johnson Davidson County
Batch# 210447 DEEDQC
03/27/2019 12:51:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20190327-0027631

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
BILLY D EVANS 645 BRADBURN VILLAGE CIR. ANTIOCH, TN 37013	FIRST COMMUNITY MORTGAGE P.O. BOX 291205 NASHVILLE, TN 37229	164-6-B-115CO

KNOW ALL MEN BY THESE PRESENTS:

That JENNIFER EVANS, (being one and the same as JENNIFER LYNN EVANS), Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between BILLY DEWAYNE EVANS, Plaintiff, and JENNIFER LYNN EVANS, Defendant, does hereby demise, release, and forever quitclaim unto the said, BILLY D EVANS, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Being all of Unit No.72,on the plan of the Townhomes of Bradburn Villlage , Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amend and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20180226-0017976, of the Register's Office of Davidson County, State of Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc, by deed from Amber Lane Development, LLC, a Tennessee Limited Liability Company, dated June 5, 2018, appearing of record in Instrument Number 20180606-0054516, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and/or restrictions of record,

Being the same property conveyed to Billy D Evans and Jennifer Evans, Husband and Wife, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated December 21, 2018, appearing of record in Instrument Number 20190109-0002288 in the Register's Office of Davidson County, Tennessee.

This is improved property located at 645 Bradburn Village Circle, Antioch TN 37013.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said BILLY D EVANS, hereby agrees to pay and agrees to hold JENNIFER EVANS, harmless from one original Deed of Trust in favor of First Community Mortgage, Inc., said note bearing an original unpaid principal balance of $84,034.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20190109-0002289, Pages 1-11, recorded on January 9, 2019. in the Register's Office for Davidson County, Tennessee..

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF OHIO)
)
COUNTY OF Marion)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JENNIFER EVANS, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

JENNIFER EVANS
Grantor

Sworn to and subscribed before me
this 17th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 8/16/2023

THOMAS W BRAMMELL
Notary Public, State of Ohio
My Comm. Expires Aug. 16, 2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named BILLY D EVANS, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

BILLY D EVANS
Affiant/Grantee

Sworn to and subscribed before me
this 14th day of January, 2019.

NOTARY PUBLIC

My Commission expires: 07/09/2022

MICHAEL K. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY