Karen Johnson Davidson County
Batch# 261773 DEEDQC
07/25/2019 08:43:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190725-0072937

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Barbara Alice Evans Kathryn Alice Evans Jennifer Elisabeth Evans 200 Royal Oaks Blvd, C2 Franklin, Tennessee 37064	New Owner	14642-0-045.00

THIS INSTRUMENT PREPARED BY:
Katie Evans Moss
121 Stream Valley Blvd.
Franklin, TN 37064

STATE OF GEORGIA

COUNTY OF CLARKE
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2019.

LISA K SPARKS
NOTARY PUBLIC
JACKSON COUNTY, GEORGIA
MY COMMISSION EXPIRES: MAY 11, 2020

Notary Public

My Commission Expires: 05/11/2020
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned PEGGY HANSARD EVANS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim her 1/6 interest in equal shares to **Jennifer Elisabeth Evans and Kathryn Alice Evans**, hereinafter called the Grantees, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

This is improved property located at: 5017 Montclair Drive, Nashville, Tennessee 37211.

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.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of July, 2019.

Peggy Hansard Evans

Peggy Hansard Evans

STATE OF GEORGIA
COUNTY OF CLARKE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Peggy Hansard Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of July, 2019.

Notary Public

LISA K SPARKS
NOTARY PUBLIC
JACKSON COUNTY, GEORGIA
MY COMMISSION EXPIRES: MAY 11, 2020

My Commission Expires: 05/11/2020

(Affix Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 452 on the Map of Section VI, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 452 fronts 90 feet on the West side of Montclair Drive and runs back between lines, 204.2 feet on the North line and 209.5 feet on the South line, to a dead line in the rear which is a broken line, and on which it measures 87.9 feet.

Being the same property conveyed to Robert L. Evans and his wife, Alice C. Evans, by Warranty Deed from Duane Richard Slaughter and his wife, Lyla Slaughter, dated August 19, 1967, of record in Book 2694, page 336, Register's Office for Davidson County, Tennessee.

The said Robert L. Evans a.k.a. Robert Leon Evans died intestate on November 13, 2005 leaving Alice C. Evans as surviving tenant by the entirety.

The said Alice C. Evans a.k.a. Alice Cameron Evans died on April 21, 2009 leaving Barbara Alice Evans and Richard Cameron Evans as devisees under the Last Will and Testament of Alice Cameron Evans entered as Case No. P-09-5315 in the Probate Court of Williamson County, Tennessee.

Pursuant to the Receipt of Estate Distribution of the Estate of Alice Cameron Evans, as filed in Case No. P-09-5315, Probate Court of Williamson County, Tennessee, the said Peggy Hansard Evans, wife of Richard Cameron Evans, Kathryn Alice Evans, daughter of Richard Cameron Evans and Jennifer Elisabeth Evans, daughter of Richard Cameron Evans, were the only heirs at law and next of kin of the said Richard Cameron Evans, who died intestate March 29, 2010 as resident of Loganville, Georgia.