Karen Johnson Davidson County
Batch# 277098 DEEDQC
08/28/2019 08:44:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190828-0086581

QUITCLAIM DEED

INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AND TO BE RETURNED TO:
Hughes Brown, PLLC
1300 Access Road, Suite 100
Oxford, Mississippi 38655
(662) 234-6080

GRANTORS' NAME & ADDRESS:

ROLAND EVANS and DONIA EVANS
2401 39th Street
Meridian, Mississippi 39305
(601) 573-1401

GRANTEE'S NAME & ADDRESS:

LUCY DIANA EVANS
224 Fairmont Court
Nashville, Tennessee 37203
(601) 573-9136

Send Tax Bills To:
Lucy Diana Evans
224 Fairmont Court
Nashville, Tennessee 37203

Tax Parcel Number: 104-06-0-M 024.00CO

INDEXING INSTRUCTIONS:

Unit No. B-2 on the Plan of Fairmont Court Condominiums, Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **ROLAND EVANS (a/k/a R. DONALD EVANS) and DONIA EVANS,** Grantors, do hereby remise, release and quitclaim unto, **LUCY DIANA EVANS**, Grantee, the following described real property, lying and situate in Davidson County, Tennessee, more particularly described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-2, on the Plan of Fairmont Court Condominiums, of record in Book 6250, Page 825 and further set out in the Master Deed for Fairmont Court of record in Book 6823, Page 962, Book 6686, Page 708, Book 6712, Page 126, Book 6774, Page 221, and Book 6893, Page 62, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 224 Fairmont Court, Nashville, TN 37203

INDEXING INSTRUCTIONS:

> Unit No. B-2 on the Plat of Fairmont Court Condominiums, Davidson County, Tennessee.

This quitclaim deed is subject to the rights of way and easements for public roads and public utilities, zoning regulations in effect in Davidson County, Tennessee, and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, or under subject property.

Intending to quitclaim the property conveyed to the Grantors by way of a Warranty Deed

recorded on December 5, 2006, as Instrument Number 20061205-0149609, in the Register's Office for Davidson County, Tennessee.

WITNESS OUR SIGNATURES, this the 12th day of JULY, 2019

GRANTORS:

Roland Evans
ROLAND EVANS

Donia Evans
DONIA EVANS

STATE OF Mississippi
COUNTY OF Lafayette

Personally appeared before me, the undersigned authority in and for said County and State, on this 12th day of July, 2019, within my jurisdiction, the within named ROLAND EVANS (a/k/a R. DONALD EVANS) and DONIA EVANS, who acknowledged that they executed the above and foregoing instrument.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 12th day of JULY, 2019.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 107644 CATHERINE BERRY Commission Expires Jan. 12, 2022 LAFAYETTE COUNTY

NOTARY PUBLIC

My Commission Expires: _____

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ Lafayette

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Boland D. Evans
Affiant

Subscribed and sworn before me, this 12th day of July, 2019.

Catherine Berry
Notary

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 107644
CATHERINE BERRY
Commission Expires
Jan. 12, 2022
LAFAYETTE COUNTY