THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Michael L. Evans 3905 Pheasant Dr. Nashville, TN 37218	Same	070 01 0 009.00

Quitclaim Deed by Trustee

Grantor: Marvin Evans, Jr., and Marva E. Wells

Grantee: Michael L. Evans, married

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 13th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Map of Treppard Heights Subdivision, Section VI, or record in Book 2900, Page 11, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of Pheasant Drive at the corner of Lot Nos. 3 and 4; thence South 47° 8' west 279.5 feet to a point; thence south 48° 57' east 30 feet to an iron pin; thence north 88° 14' east 153.8 feet to a point; thence north 47° 8' east 160 feet to the margin of Pheasant Drive; thence northerly along the westerly margin of said Drive 130 feet to the point of beginning.

Being the same property conveyed to Marvin S. Evans, Jr., Michael L. Evans and Marva E. Wells as tenants in common by deed from Marvin Evans, Jr., Trustee of the Laura Evans Special Needs Trust, of record in Instrument No. 20190801-0076313, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3905 Pheasant Dr., Nashville, TN 37218.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Marvin Evans, Jr.,
Grantor

Marva E. Wells,
Grantor

Karen Johnson Davidson County
Batch# 279058 DEEDQC
09/03/2019 01:17:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190903-0088541

State of Tennessee
County of Davidson

On August 29, 2019, before me personally appeared Marvin S. Evans, Jr., with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 7-6-2020

RAVEN D SHAW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

State of Virginia
County of Portsmouth

On Aug 26th, 2019, before me personally appeared Marva E. Wells, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 12/31/2021

Abraham Dogu
Commonwealth of Virginia
Notary Public
Commision No. 7254225
My Commision Expires 12/31/2021

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Michael L. Evans
Grantee

Sworn to and subscribed before me on August 29, 2019

Notary Public

My commission expires: 7-6-2020

RAVEN D SHAW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020