Karen Johnson Davidson County
Batch# 316637 DEEDQC
11/18/2019 09:43:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191118-0118436

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Company
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM
The actual consideration or value for this transfer is $ 0 Divorce

Sherry D Evans
Affiant

Subscribed and sworn to before me, this 15 **day of** NOVEMBER, **2019.**

Notary Public – STEVEN RICHARDSON
My commission expires: 10-14-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherry D. Evans 7123 Douglas Rd Joelton, TN 37080	New Owner	014-00-0-074.00

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Floyd D. Evans, Jr.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Sherry D. Evans, unmarried**, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Jesse E. Walker dated November 20, 1987, containing 2.0 acres, more or less, and described as follows:

BEGINNING at an iron pin located on the west margin of Douglas Road 490 feet, more or less, from the north margin of US Highway 41-A (Clarksville Pike), said pin being the southeast corner of the property herein described and being the northeast corner to Par, 37.4 belonging to LaRue as described in Deed Book 5995, page 195, Register's Office for Davidson County, Tennessee; thence, leaving said margin with the north line of LaRue N 79-00 West a distance of 615 feet (passing LaRue's northwest corner at 385 feet and continuing with the north line of parcel 37.3) to an iron pin in the east line of Parcel 37.1, said pin being the southwest corner to the property herein described and being the northwest corner to Parcel No. 37.3; thence with the east line of Parcel 37.1 N 04-00 West a distance of 142.00 feet to an iron pin, said pin being the northwest corner to the property herein described and being the southwest corner to Parcel 73; thence with the south line of Parcel 73, S79-45 East a distance of 608.41 feet to a point on the west margin of

Douglas Road, said point being the northeast corner of the property herein described and being the southeast corner to Parcel 73; thence along said margin S 05-39 East a distance of 151.47 feet to an iron pin, the beginning.

Being the same property conveyed to Floyd D. Evans, Jr. and wife, Sherry D. Evans, by Warranty Deed from Almo Loftin, an unmarried person, by deed dated October 21, 2005, recorded November 3, 2005, and filed of record in Instrument No. 20051103-0133294, Register's Office for Davidson County. Sherry Evans and Floyd D. Evans, Jr. were Divorced in the Fourth Circuit Court for Davidson County, Tennessee by Final Decree of Divorce filed December 14, 2011 under Case No. 11D-2163, In said Divorce Decree Husband was to Quitclaim this property to Wife and this Deed is in furtherance thereof.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This property is improved property known as 7123 Douglas Rd, Joelton, TN 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Wherever 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 my hand this 7th day of November, 2019.

Floyd D. Evans, Jr.

State Of **LOUISIANA**
Parish Of EAST BATON ROUGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Floyd D. Evans, Jr., with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in on this 1st day of November 2019.

State of ~~Tennessee~~ Notary Public State of Louisiana
My Commission expires:
at death

AMBER MARTEL
NOTARY ID# 138829
STATE OF LOUISIANA
COMM. FOR LIFE