Karen Johnson Davidson County
Batch# 342021 DEEDQC
01/13/2020 08:45:38 AM 2 pgs
Fees: $13.00 Taxes: $37.00
20200113-0003987

MAP _____ PARCEL 85.00 GROUP 15

THIS INSTRUMENT PREPARED BY: Glen A. Kyle, Esq.
Franklin & Kyle Elder Law, LLC
4931 Homberg Drive
Knoxville, Tennessee 37919
(865) 588-3700

QUIT CLAIM DEED

THIS INDENTURE, made this 31st day of January 2019, between ***Melvin B. Evans, Sr.*** of Knox County, Tennessee, First Party and ***Melvin B. Evans, Jr.*** of Knox County, Tennessee, Second Party.

WITNESSETH: That the said First Party does hereby Quit Claim and release to the said Second Party a ten percent (10%) interest of the First Party to be held jointly with rights of survivorship in and to the property commonly referred to as 311 Farris Avenue, Madison Tennessee and herein described, to-wit:

> Being Lots Nos. 23, 24 & 25 of Block "A" on the Map of Rock Hill Subdivision the property of Mrs. Emma W. Dismukes, described according to survey made by Ewell Anderson, Surveyor, in August of 1945 as follows:
>
> Beginning on the easterly margin of Farris Avenue at a point 1000 feet south of the property conveyed to McHale Farris and wife by deed of record in Book 1344, page 138, Register's Office of said county, said point being the corner of lots No. 22 and 23; thence with the line between said two lots, eastwardly 200 feet; thence southwardly 183 feet more or less to the northerly margin of the New Larkin Spring Road; thence with the northerly margin of said road northwestwardly 220 feet more or less to the easterly margin of said Avenue; thence with said avenue northwardly 120 feet more or less to the beginning.

This being the same property conveyed to ***Melvin B. Evans, Sr. & Oclene M. Evans*** by ***Leroy Roper, Administrator of the Estate of James Roper, Sr.*** by Warranty Deed dated June 17, 1986, and recorded at Book 7352, Page 196 on June 17, 1986, in the Register's Office of Davidson County, Tennessee. ***Oclene M. Evans*** passed away April 1, 2000, leaving ***Melvin B. Evans, Sr.*** as sole owner of the property.

The intent being that First Party transfers ten percent (10%) ownership of the property to the Second Party while retaining ownership of the remaining ninety percent (90%) to be held as joint tenants with right of survivorship.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said party of the first part has hereunto set hand and seal the day and year first above written.

_____
Melvin B. Evans, Sr., Grantor

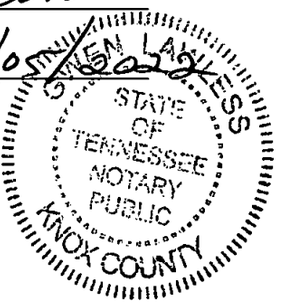
THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION WHATSOEVER TO THE STATUS OR CONDITION OF TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO GUARANTEE WHATSOEVER AS TO THE CORRECTNESS OF THE INFORMATION FURNISHED TO THE PREPARER.

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, _____, a Notary Public in and for said County, ***Melvin B. Evans, Sr.***, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained and that he signed as their free act and deed.

Subscribed and sworn to before me this 3rd day of January, 2019~~20~~ G.L.

Gwen Lawless
NOTARY PUBLIC
My Commission Expires: 3/05/2022



AFFIDAVIT OF VALUE

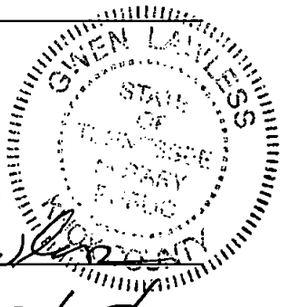
STATE OF TENNESSEE)
COUNTY OF KNOX)

I hereby swear or affirm that the actual consideration or true value given for this transfer is ~~$0.00~~ $10,000.00 G.L.

X Mel E
AFFIANT

Subscribed and sworn to before me this 3rd day of January, 2019~~20~~ G.L.

Gwen Lawless
NOTARY PUBLIC
My Commission Expires: 3/05/2022



RESPONSIBLE PROPERTY OWNER AND TAXPAYER IS: Melvin B. Evans, Sr.
c/o Melvin B. Evans, Jr.
5506 Sunset Road
Knoxville, TN 37914