Karen Johnson Davidson County
Batch# 359713 DEEDQC
02/18/2020 03:39:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200218-0018081

This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
From information furnished by the parties
No title exam requested or performed.

Name and Address of New Owner:
John Daniel Evans, John Patrick Evans &
Tyler Evans

Send Tax Bills To:

SAME

Send Tax Bills to:
John Daniel Evans
590 Brewer Drive
Nashville, Tennessee 37211

Tax Map/Parcel: 147-14-0-092.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

EXECUTOR'S QUITCLAIM DEED
LIFE ESTATE

Sue McKnight Evans (the "Decedent") died on October 8, 2018, leaving a Last Will & Testament dated November 6, 2012 (the "Will"). The Will was admitted to probate on February 6, 2019, in the Probate Court of Rutherford County, Tennessee (case No. 75PR1-2019-PR54). The Will named Paul Long as the Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The Tenn Care release was issued by the Division of TennCare on December 20, 2019, and filed with the Probate Court on December 26, 2019. The Executor, by signing this deed, releases any rights the estate may have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Last Will & Testament of Sue McKnight Evans, **PAUL LONG, as Executor of the Estate of Sue McKnight Evans, deceased**, transfers and conveys unto **JOHN DANIEL EVANS**, for and during his life, with said property transferring upon his death to **JOHN PATRICK EVANS and TYLER EVANS, their heirs and assigns forever, as tenants in common**, subject to said life estate, all of the Estate's right, title, claim, and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 299 on the Plan of Whispering Hills, Section IIB, of record in Book 2331, page 155, of the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Donald J. Evans and Wife, Sue McKnight Evans from Thomas J. Nuedling, unmarried by Warranty Deed of record in Instrument No. 20100903-0070519, in the Register's Office of Davidson County, Tennessee. The said Donald J. Evans predeceased his wife Sue McKnight Evans on February 11, 2017, at which time Sue McKnight was vested with said estate as surviving tenant by the entirety.
>
> THIS CONVEYANCE is made subject to the LIFE ESTATE reserved herein, all restrictions, easements, setback lines and all other matters that are applicable to

the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is IMPROVED property known as 590 Brewer Drive, Nashville, Tennessee 37211.
This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS MY HAND on this the 14th day of February, 2020.

Paul Long

PAUL LONG, Executor of the Estate of Sue McKnight Evans

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, PAUL LONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, as Administrator and Personal Representative of THE ESTATE OF SUE MCKNIGHT EVANS, deceased executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this 14 day of February, 2020.

Brianna Reed

Notary Public

My commission expires: 11/20/2023

Tennessee Code Annotated §67-4-409(a)(3)(D) exempts this instrument from tax and §67-4-409(a)(5) further provides the valuation oath is unnecessary.

BRIANNA REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY