THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **File no. 210233620** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2021. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Brian Kemper Evans and Jennifer Campbell Evans 909 Neartop Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103-14-0-057.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brian Kemper Evans, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Brian Kemper Evans and Jennifer Campbell Evans, husband and wife**, their heirs and assigns, all of his/her/its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hillwood Terrace, as shown on plat of record in Plat Book 2663, Page 50, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 13 fronts 202.6 feet on the South side of Neartop Drive and runs back 220.3 feet on the Westerly line and 220.4 feet on the Easterly line, to a dead line in the rear on which it measures 202.6 feet.

Being the same property conveyed to Brian Kemper Evans, married by Warranty Deed from The Merle C. Van Vleet and/or Rebecca E. Van Vleet Revocable Living Trust, through Merele C. Van Vleet and Rebecca E. Van Vleet, dated April 19, 2021 and recorded April 21, 2021 and of record in Instrument No. 20210421-0053384, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 625567 DEEDQC
04/29/2021 10:29:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210429-0057367

This is improved property known as: **913 Neartop Drive, Nashville, TN 37205**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of **April**, 2021.

Brian Kemper Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Kemper Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of April, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7 2024