After Recording Return To:
First American Title Insurance Company 4795
Regent Blvd, Irving, TX 75063

Karen Johnson Davidson County
Batch# 650256 DEEDQC
06/07/2021 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210607-0075647

This instrument prepared by:
Leila H. Hale, Esq.
9041 S. Pecos Road, #3900
Henderson, NV 89074
PH: 702-736-6400

Reference No. 447337

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Angela F. Sims Evans	Angela F. Sims Evans	Map/Parcel:
4324 Shady Dale Road	4324 Shady Dale Road	058 11 0A 003.00
Nashville, TN 37218	Nashville, TN 37218	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Angela F. Sims Evans, formerly known as Angela F. Sims, a married woman who acquired title as unmarried,** by these presents do hereby quitclaim and convey unto the said **Angela F. Sims Evans, a married woman as her sole and separate property**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update titleholder's name and marital status after marriage.

This is unimproved ( ) property known as 4324 Shady Dale Road, Nashville, Tennessee 37218
Improved (✓)

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.

Witness our hand this 9th day of February, 2021, the corporate party, if any, having caused its name to be signed hereto by its ~~duly~~ authorized officers on said day and date.

Angela F. Sims Evans

Angela F. Sims Evans, f/k/a
Angela F. Sims

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Tammy Coleman, a Notary Public in and for said County and State, **Angela F. Sims Evans, f/k/a Angela F. Sims,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 4324 Shady Dale Rd this 9th day of February, A.D., 2021.

NOTARY STAMP/SEAL

TAMMY COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Tammy Coleman
NOTARY PUBLIC
Notary Commission Expires: 3/8/2022
TC

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $1.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 9th day of February, 2021.

(Affix Seal)

Angela F. Sims Evans
Affiant

Tammy Coleman
Notary Public
My Commission Expires: 3/8/2022

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, and is described as follows:

BEING LOT NO. 3 ON THE PLAN OF SECTION ONE, DRAKE'S RUN, OF RECORD IN PLAT BOOK 9700, PAGE 818, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO SAID PLAN IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Angela F. Sims, unmarried,by Deed from Jack Wayne Wiesner, d/b/a Wiesner Custom Homes, of record in Document No. 20041230-0154683, said Register's Office.

True Copy Certification

I, Allyn Morgan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 6/27/2021

Notary Seal

