Record and Return to:
Harkavy Shainberg Kaplan PLC
6060 Poplar Ave, Ste 140, Memphis, TN 38119
THIS INSTRUMENT IS BEING PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE SEARCH.
PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF TITLE.

QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 807843 DEEDQC
02/17/2022 01:32:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220217-0018618

STATE OF TENNESSEE, COUNTY OF DAVISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on FEBRUARY 14 2022

NOTARY PUBLIC

My Commission Expires: 5/18/2025

JEREMIAH L. McGUIRE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY:

HARKARVY SHAINBERG KAPLAN PLC
6060 Poplar Avenue, Suite 140
Memphis, TN 38119

NAME / ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelly and James Eberly 8434 Merrymount Drive Nashville, TN 37221	Kelly and James Eberly 8434 Merrymount Drive Nashville, TN 37221	127-13-10.00

KNOW ALL PERSONS BY THESE PRESENTS that **William Evans, married,** the Grantor herein, for and in consideration of Ten ($10.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, does hereby BARGAIN, SELL, REMISE, RELEASE, QUIT CLAIM and CONVEY unto, **Kelly Evans Eberly and James Eberly, wife and husband,** the Grantees herein, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Section 3, Merrymount Acres, of record in Book 4175, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Evans, married, by Warranty Deed from Jonathan R. Paulk, dated April 1st, 2016 and recorded on April 4th, 2016 in Instrument No. 20160404-0031845, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

2022 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

The Plan of record in Book 4175, page 91, said Register's Office, shows an Owner's Certificate, a 75-foot minimum setback line from Merrymount Drive and Raymond Roberts Drive, and a 10-foot easement for Public Utility and Drainage purposes along the westerly lines of said lot and a 2.5 x 25-foot utility anchor easement located on the northeasterly corner of said lot.

Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8434 Merrymount Drive, Nashville, TN 37221.

The Subject property has not been used as a residence by the Grantor and is not subject to any marital rights of the spouse of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and Grantor does covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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.

IN TESTIMONY WHEREOF, I have executed this instrument this the 14 day of FEB, 2022.

William Evans

STATE OF Tennessee
COUNTY OF Davidson

On this 14 day of February, 2022, before me personally appeared William Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. Witness my hand and official seal.

Brynden Foster
Notary Public

My commission expires: Sep 8, 2025

BRYNDEN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY