Karen Johnson Davidson County
Batch# 816900 DEEDQC
03/07/2022 02:44:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220307-0025803

This Instrument Prepared by Grantors:
Michael J. Evans and
Deborah P. Evans
100 Braxton Hill Court
Nashville, TN 37204

Transfer Tax: $_____

QUITCLAIM DEED

Property Address: 100 Braxton Hill Court, Nashville, TN 37204
Map/Parcel Number: 131 12 0D 006.00

WITNESSETH: For $1.00 and other valuable consideration, receipt of which is hereby acknowledged, **MICHAEL J. EVANS AND WIFE, DEBORAH P. EVANS,** (hereinafter referred to as Grantor), whose mailing address is 100 Braxton Hill Court, Nashville, TN 37204, do now hereby remise, release and forever **QUITCLAIM** any and all interest they may have in said real property, described below situated in the County of Davidson, in the State of Tennessee **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

WINTERBERRY, LLC,
A WYOMING LIMITED LIABILITY COMPANY,
(hereinafter referred to as Grantee) whose mailing address is
100 Braxton Hill Court, Nashville, TN 37204

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6 as set forth in Exhibit "D" to the Master Deed and Bylaws for Braxton Hill Condominiums of record in Book 7585, page 317, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael J. Evans and wife, Deborah P. Evans, the Grantors herein by Warranty Deed dated May 12, 2006 from Blair Alexander May and husband Wade May, and filed for record on May 15, 2006 as Instrument Number 20060515-0056499, in the Register's Office of Davidson

County, Tennessee.

This conveyance is subject to (a) Current real property taxes, which have been prorated and assumed by the grantee; (b) all matters appearing on the Master Deed and Bylaws of record in Book 7585, page 317, said Register's Office; and (c) easement of record in Book 7681, page 557, said Register's Office.

When the context requires, singular nouns and pronouns include the plural, and pronouns shall be construed according in their proper gender and number according to the context hereof.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

Property Owner & Address:	WINTERBERRY, LLC 100 Braxton Hill Court Nashville, TN 37204
Map/Parcel Number:	131 12 0D 006.00
Property Address:	100 Braxton Hill Court Nashville, TN 37204
Mail Recorded Deed To:	WINTERBERRY, LLC 100 Braxton Hill Court Nashville, TN 37204
Mail Tax Bills To:	WINTERBERRY, LLC 100 Braxton Hill Court Nashville, TN 37204

IN WITNESS WHEREOF, this Instrument is Executed.

2-21-22
Date

Michael J. Evans, Grantor

2/21/2022
Date

Deborah P Evans
Deborah P. Evans, Grantor

ACKNOWLEDGMENT

State of TN)
) ss.:
County of DAVIDSON)

On FEB 21, 20 22 before me, Robert A. Mullins, a notary public, personally appeared **Michael J. Evans,** who proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by his signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

WITNESS MY HAND and OFFICIAL SEAL

Signature Notary Public (Seal)
My Commission Expires: 3-7-23

ROBERT A MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY

ACKNOWLEDGMENT

State of Tennessee)
) ss.:
County of Davidson)

On Feb. 21st, 2022 before me, Robert A. Mullins, a notary public, personally appeared **Deborah P. Evans,** who proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by her signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

WITNESS MY HAND and OFFICIAL SEAL

Signature Notary Public (Seal)
My Commission Expires: 3-7-23

ROBERT A MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY

Oath of Consideration

State of TN)
) ss.:
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer is $1.00.

Deborah P Evans

AFFIANT

Subscribed and sworn to before me this 21 day of FEB, 2022.

Signature (Seal)
Notary Public
My Commission Expires: 3-7-23

ROBERT A MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY