Karen Johnson Davidson County
Batch# 864741 DEEDQC
05/31/2022 11:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220531-0062511

Commitment Number: RIN22019590

After Recording, Send To:

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Liberty Title & Escrow
275 West Natick Road, Warwick, RI 02886

New Property Owner/Mail Tax Statements To: Chloe Evans, a Trustee of the Chloe Evans Living Trust dated May 1, 2007 and Matthew D Evans, 2605 Alvinwood Dr Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBERS
062 11 0 060.00

QUIT CLAIM DEED

Chloe Evans, Trustee of the Chloe Evans Living Trust dated May 1, 2007, whose mailing address is 2605 Alvinwood Dr Nashville, TN 37214, hereinafter grantor, for $0.00 (zero dollars) in consideration paid grants, with quit claim covenants to **Chloe Evans, a Trustee of the Chloe Evans Living Trust dated May 1, 2007 and Matthew D Evans**, Married to Trustee, as joint tenants, hereinafter grantee, whose tax mailing address is 2605 Alvinwood Dr Nashville, TN 37214, the following real property:

The following described real estate situated, lying and being in the County of Davidson, State of Tennessee, to wit:

Legal Description

Land in Davidson County, Tennessee, being Lot No. 171A, on the plan of Resubdivision of Lot 171, SUTHERLAND HEIGHTS, Section 5, as shown on plat of record in Book 8250, Page 789, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
This conveyance is subject to the following: All matters shown on the plat of record in Book

8250, Page 789, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 2907, Page 175, Register's Office for Davidson County, Tennessee; Restrictive Covenant for Detached Structure recorded in Instrument No. 20020301-0026186, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same property as conveyed from Christopher S. Mahan, an unmarried man to Chloe Evans, a Trustee of the Chloe Evans Living Trust dated May 1, 2007, dated November 27, 2019 and recorded on December 04, 2019 in Instrument No. 20191204-0125227, Davidson County records.

Tax Parcel No. 062 11 0 060.00

Property Address is: 2605 Alvinwood Dr Nashville, TN 37214

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on May 12th, 2022:

Chloe Evans

Chloe Evans, Trustee of the Chloe Evans Living Trust dated May 1, 2007

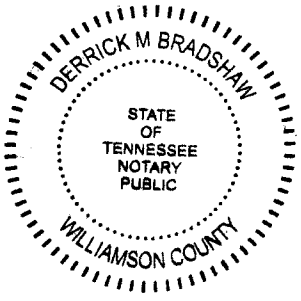
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 12, 2022 by **Chloe Evans, Trustee of the Chloe Evans Living Trust dated May 1, 2007**, who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act

for the purposes set forth in this instrument.

Notary Public

My Commission Exp. MS
1-28-2024



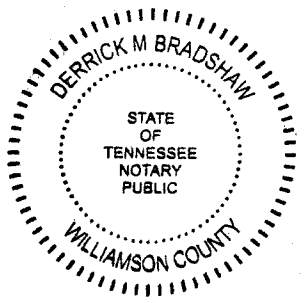
Maximum principal indebtedness for Tennessee recording tax purposes is Ø.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ø, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of May, 2022.



(Seal)

Chloé Evans
Affiant

Chloé Evans
Print Name

Notary Public

My commission expires:
1-28-2024

Derrick M Bradshaw
Print Name

Tennessee Certification of Electronic Document

I, Rebecca Horton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/12/2022 (date of document).

Rebecca Horton
Affiant Signature

5/12/2022
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 12th day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/26/22

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022