36265-5

Box #14

# QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Kathryn A. Stix
Affiant

Subscribed and sworn to before me, this the 17th day of October, 2022.

MBoyd
Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 933516 DEEDQC
10/25/2022 09:50:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221025-0115553

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Kathryn A. Stix** | **CapStar Bank** | **146-08-0-112.00** |
| **4923 Trousdale Drive** | **2002 Richard Jones Road, Ste. A300** | |
| **Nashville, TN 37220** | **Nashville, TN 37215** | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Katie A. Stix and Seth W. Evans, husband and wife**

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

**Kathryn A. Stix, a married woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 254 on the Plan of Section Three, Crieve Hall Estates, of record in Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property vested in Katie A. Stix and Seth W. Evans, tenants in common with rights of survivorship by Warranty Deed dated 3/31/2015, from John Stewart and wife, Angela Stewart, of record in Instrument No. 20150401-0028341, Register's Office for Davidson County, Tennessee. Katie A. Stix is one in the same person as Kathryn A. Stix.**

**SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.**

***The purpose of this quitclaim deed is to transfer and convey all interest of Grantor (Seth Evans) in the above described real estate to the within named Grantee (Kathryn Stix), as contemplated and required under the Agreed Order of Legal Separation (the "Agreed Order") entered in the domestic relations litigation matter pending in the Third Circuit Court for Davidson County, Tennessee under Case No. 21D-1525 (the "Civil Action"). By execution and delivery of this deed, the Grantor acknowledges and agrees that he has received payment of all amounts due to be paid to him as of the date of this writing. Additionally, the Grantor further waives, releases and extinguishes any lien, judgment, claim or interest in the above described property which may otherwise be expressed or stated in the Agreed Order, including without limitation any indication that additional funds or payments are due to be paid in the future by the Grantee to the Grantor. Nothing herein shall be construed to absolve or relieve the Grantee of her agreement to pay any amounts determined to be due or payable to the Grantor in the said Civil Action, whether in the Agreed Order or otherwise. However, the Grantor, by the execution and delivery of this quitclaim deed, hereby releases and terminates***

***any lien, judgment, claim or interest in the above described real property which he has had, or may have, arising under the Agreed Order.***

This is improved property, known as: **4923 Trousdale Drive, Nashville, TN 37220 .**

Witness my/our hand(s) this **17th** day of **October, 2022.**

**Katie A. Stix**

**Seth W. Evans**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katie A. Stix**, the bargainor, 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 and official seal at Nashville, Tennessee, this **17th** day of **October, 2022.**

**Notary Public**

**My Commission Expires:** 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Seth W. Evans**, the bargainor, 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 and official seal at Nashville, Tennessee, this **17th** day of **October, 2022.**

**Notary Public**

**My Commission Expires:** 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON