ADDRESS NEW OWNER AS:
Joshua G. Evans
513 Memorial Blvd., #300
Springfield, TN 37172

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S. Main St.
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 966606 DEEDQC
02/03/2023 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230203-0007935

NOTE: This instrument was prepared solely based on information provided by the Party. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the Party or performed by the preparer. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the Party. No legal or tax advice has been requested or provided regarding the legal significance or consequences of executing and recording this instrument.

Map & Parcel 102 08 0 063.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **Dianne Taylor Evans**, a widow, referred to herein as Party of the First Part, and **Joshua G. Evans**, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of her right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 93 on the Plan of Horton Heights, Section 5, as of record in Book 1835, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 89 feet on the northwesterly side of Wilhugh Place and extends back 227.5 feet on the northerly line and 221.5 feet on the southerly line to a dead line, measuring 96 feet thereon.

Being the same property conveyed to Hardy Glenn Evans, Jr. and Dianne Taylor Evans by deed from Anita Lewis Pitt, Successor Trustee of the Terrance B. Pitt Revocable Living Trust Agreement U/A/D May 22, 1996 and any amendments thereto, of record as Instrument No. 20020321-0035067, Register's Office for Davidson County, Tennessee. Hardy Glenn Evans, Jr. died December 16, 2022, leaving his wife, Dianne Taylor Evans as sole owner as surviving tenant by the entireties.

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

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

Dianne Taylor Evans
DIANNE TAYLOR EVANS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dianne Taylor Evans** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 2nd day of February, 2023.

My Commission Expires: 2-26-2024

Rhonda Baldwin
NOTARY PUBLIC

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.00.

Dianne Taylor Evans
AFFIANT

SUBSCRIBED and SWORN to before me, this the 2nd day of February, 2023.

My Commission Expires: 2-26-2024

Rhonda Baldwin
NOTARY PUBLIC/Register

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 2-2-2023.

Date

Affiant Signature

2-2-2023

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 2nd day of February, 2023.

Notary's Signature

My Commission Expires: 2-26-2024

Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY