Karen Johnson Davidson County
Batch# 970326 DEEDQC
02/13/2023 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230213-0010300

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

MCKENZIE HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angela Sims Evans	NEW OWNER	058 11 0A 003.00
(NAME)	(NAME)	
4324 Shady Dale Road		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANGELA F. SIMS EVANS,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **ANGELA FRAN SIMS EVANS AND RODNEY CEDRIC EVANS , CO-COTRUSTEES OF THE ANGEL FRAN SIMS EVANS AND RODNEY CEDRIC EVANS REVOCABLE TRUST DATED FEBRUARY 8, 2023,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Plan of Section 1, Drakes Run, as of record in Book 9700, Page 818, Register's Office for Davidson County, Tennessee. Said Lot No. 90 fronts 90 feet on the westerly margin of Tucker Road and extends back 347.2 feet on the southerly line 331.2 feet on the northerly line to a dead line in the rear on which it measures 91.4 feet.

Being the same property conveyed to Angela F. Sims Evans, by Quitclaim Deed from Angela F. Sims Evans, formerly known as Angela F. Sims, of record as Instrument No. 20210607-0075647, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4324 Shady Dale Road, Nashville, TN 37218**
(House Number) (Street) (City or Town) (State) (Postal Zip)

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.

Witness my hand this 10th day of February, 2023.

Angela F. Sims Evans

ANGELA F. SIMS EVANS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Angela F. Sims Evans

On this the 10th day of February, 2023, before me personally appeared ~~Betty D. Sims~~, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of February, 2023.

Notary Public
My Commission Expires: 9-8-25



Certificate of Authenticity

I, Lauren Degen ("Affiant"), 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 2-10-23 (date).

Affiant Signature

2-13-23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13 day of February, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

