Karen Johnson Davidson County
Batch# 1011587 DEEDQC
06/06/2023 08 18 47 AM 2 pgs
Fees: $12 00 Taxes $0 00
20230606-0042639

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

LISA S. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 6, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

Ann N. Evans
ANN N. EVANS, AFFIANT

Subscribed and sworn to before me, this 12 day of April, 2023.

Lisa S Cooper
NOTARY PUBLIC

My Commission Expires: 5-6-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ANN N. EVANS, TRUSTEE 521 Woodhurst Drive Nashville, TN 37220	New Owner	Map and Parcel No.: 161-5/36

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Ann N. Evans, Trustee of the Evans Joint Revocable Living Trust dated April 14, 1998, ("Grantor") do hereby quitclaim, transfer and convey unto **Ann N. Evans, Trustee of the Evans Family Trust, ("Grantee")** its successors and assigns, all of the trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 521 Woodhurst Drive, Nashville, TN 37220, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hillview Estates, of record in Book 3600, Page 89, as amended by instruments of record in Book 3961, Page 613, Book 3977, Page 226, and Book 3977, Page 408, all in the Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 28, 1965, as follows:

05.05 03

Beginning at a point in the southeasterly margin of Woodhurst Drive, said point being the common front corner of Lots Nos. 16 and 17; thence in a southeasterly direction along the dividing line between Lots 16 and 17, 233.73 feet to a point, said point being the common rear corner of Lots 16 and 17; thence in a southwesterly direction 15.2 feet to a concrete monument at the northeasterly rear corner of Lot No. 14; thence in a northwesterly direction along the northerly line of Lot No. 14 and passing a concrete monument at 92.0 feet a total distance of 97.25 feet to a point, said point being located 5.25 feet in a southwesterly direction from a concrete monument placed in the rear line of Lot No. 16; thence in a northwesterly direction along the dividing line between Lots 15 and 16, as relocated, a distance of 202.46 feet to a point in the southeasterly margin of Woodhurst Drive; said point being located 99 47 feet in a southwesterly direction from a concrete monument placed in the southeasterly margin of Woodhurst Drive; thence in a northeasterly direction along the said margin of said Drive and passing said concrete monument at 99.47 feet, a total distance of 104.01 feet to the point of beginning.

Being the same property conveyed to Thomas J. Evans and wife, Ann N. Evans, Trustees of the Evans Joint Revocable Living Trust, dated April 14, 1998, by Thomas J Evans and wife, Ann N. Evans via Quitclaim Deed executed on April 14, 1998, of record in Book: 10886, Pages: 487-88, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 12 day of April 2023.

Ann N. Evans

Ann N. Evans, Trustee of the
Evans Joint Revocable Living Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ann N. Evans, Trustee of the Evans Joint Revocable Living Trust,** 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 office, this 12 day of April 2023.

Lisa S Cooper

Notary Public

My Commission Expires: 5-6-2023

LISA S COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 6, 2023