Address New Owner.	Map-Parcel Numbers:	Send Tax Bills To.
Charles K. Evans and Emily N. Evans, Co-Trustees of the Evans Family Trust dated July 25, 2023 **111 Pembroke Avenue** **Nashville, TN 37205**	**130 02 0 052.00**	**Same**

Karen Johnson Davidson County
Batch# 1043171 DEEDQC
08/28/2023 10 29 55 AM 3 pgs
Fees $17 00 Taxes $0 00

20230828-0067000

This instrument prepared by Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Charles K. Evans and Emily N. Evans, husband and wife** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Charles K. Evans and Emily N. Evans, Co-Trustees of the Evans Family Trust dated July 25, 2023,** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A (the "Property")

This is improved property known as **111 Pembroke Avenue, Nashville, Tennessee 37205.**

T C.A § 35-15-510 shall apply to this property and any proceeds of this property

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 9th day of August, 2023

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7.7.25

perform a title examination, and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 4TH day of August, 2023

Charles K. Evans

Emily N. 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 **Charles K. Evans and Emily N. Evans,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4 day of August, 2023

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7.7.25

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 106, as shown on the map entitled Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Charles K Evans and Emily N Evans, husband and wife by deed of record as Instrument Number 20201019-0120996, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5400, page 669, said Register's Office.