This Form furnished by:
ATTORNEY ETHAN R. PAGE

FROM:
DAVID WOODSON EVANS

TO:
TAMARA ANN EVANS

Karen Johnson Davidson County
Batch# 1087129 DEEDQC
12/29/2023 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231229-0100232

QUITCLAIM DEED

New Owner & Address	Taxable Party	Information for Reference Purposes
Tamara Ann Evans 2601 Hillsboro Pike, K5 Nashville, TN 37212	SAME	**2019:105091H07700CQ**

STATE OF ~~TENNESSEE~~ CT }
COUNTY OF Hartford }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 21D1418.**

DAVID WOODSON EVANS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28, DAY OF December, 2023.

NOTARY PUBLIC

ABIOSE REID
Notary Public
Connecticut
My Commission Expires Jul 31, 2027

MY COMMISSION EXPIRES:
(AFFIX SEAL)

This Instrument Prepared By:

ETHAN R. PAGE, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
e.page@midtnlawyers.com

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **DAVID WOODSON EVANS**, do hereby quitclaim to **TAMARA ANN EVANS**, all my interest in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 511, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by quitclaim deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116511 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014. Said quitclaim contains an erroneous reference to Book 4175, page 50, and the correct reference is Book 4715, page 50.

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by special warranty deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116510 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014.

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150723-0072512; Public Street ROW and Pedestrian Access Easement of record in Instrument Number 20151216-0126629; Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20180207-0012292; Restrictions of record in Book 5691, Page 766; Restrictions in the Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220, Page 723; all matters shown on the Plan of record in Plat Book 332, Page 65, and Book 4715, Page 50; Charter of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee; HOA Charter of record in Instrument Number 20181119-0113921 and 20181121-0114809; Master Deed of record in Instrument Number 20181119-0113627, amended in Instrument Number 20181128-0116220 and in 20190226-0017434; (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) zoning and setback requirements; and (5) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

Being the same property conveyed by Special Warranty Deed from Mainland Belmont, LLC, a Tennessee limited liability company, to David Woodson Evans and Tamara Ann Evans, husband and wife, dated March 18, 2020, and recorded on March 19, 2020 in Instrument Number 20200319-0030433 recorded in the Registers Office for Davidson County, Tennessee.

This is improved real property, known as: **1900 12th Avenue South, Until 511, Nashville, TN 37203.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 13 day of December, 2023.

DAVID WOODSON EVANS

STATE OF ~~TENNESSEE~~ CT }
COUNTY OF Hartford }

Personally appeared before me, Abiose Reid, a Notary Public in and for said County and State, the within named, **DAVID WOODSON EVANS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Ann, ~~Tennessee~~ CT, Hartford County, on this the 28 day of December, 2023.

Abiose Reid
NOTARY PUBLIC

ABIOSE REID
Notary Public
Connecticut
My Commission Expires Jul 31, 2027

My Commission Expires: 7/31/27.
DATE

Certificate of Authenticity

I, Ethan R. Page, 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 December 29, 2023.

Date

Ethan R. Page

Affiant Signature

December 29, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of December, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Date

Notary's Seal (if on paper)

DANIELLE S. HENDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025