Karen Johnson Davidson County
Batch# 1095058 DEEDQC
01/26/2024 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240126-0005609

G#37076-2

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Jamie Evans Affiant Subscribed and sworn to before me, this the 26th day of January, 2024. Katherine Goodson Notary Public My commission expires: Nov. 2, 2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melinda Duncan and Jamie Don Evans	**"New Owners"**	**118 11 0 066 00**
2831 Columbine Place		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Melinda Duncan, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Melinda Duncan, an unmarried woman, and Jamie Don Evans, an unmarried man, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 33 of Block D on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

TOGETHER with the beneficial rights set out in Declaration of Access Easements, of record in Instrument No. 20210325-0039358, said Register's Office.

BEING all of the same property conveyed to Melinda Duncan by Warranty Deed dated December 27, 2021, from Columbine Place Partnership, a Tennessee general partnership, of record in Instrument 20211228-0170453, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as: **2831 Columbine Place, Nashville, TN 37204**.

Witness my/our hand(s) this **26th** day of **January, 2024.**

Melinda Duncan

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 Melinda Duncan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **January, 2024.**

Katherine Goodson
Notary Public

My Commission Expires: Nov. 2, 2026

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 January 26, 2024.

Mike Boyd, Esq.
Date: January 26, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this January 26, 2024.

Notary Public
My commission expires: Nov. 2, 2026

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.