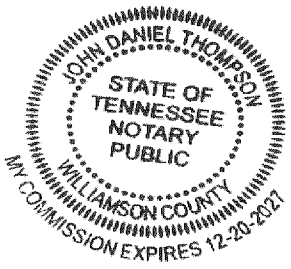
Karen Johnson Davidson County
Batch# 1124922 DEEDQC
04/19/2024 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240419-0028201



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 19 day of April, 2024.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mario Evans and Kelsey LaShae Evans		**098-05-0A-118.00**
5664 Chestnutwood Trail	**New Owner**	
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Mario Evans, a single man** (hereinafter the "Grantor"), hereby quitclaim and convey to **Mario Evans, a single man, and Kelsey LaShae Evans, an unmarried woman, as joint tenants with right of survivorship** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Section Four, Hampton Hail of record in Plat Book 11700, Page 2, 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 the same property conveyed to Mario Evans, a single man, by Warranty Deed from Joel S. Barnes, married, of record in Instrument No. 20210719-0096807, Register's Office for Davidson County, Tennessee.

BEING improved property commonly known as **5664 Chestnutwood Trail, Hermitage, TN 37076.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 19 day of April, 2024.

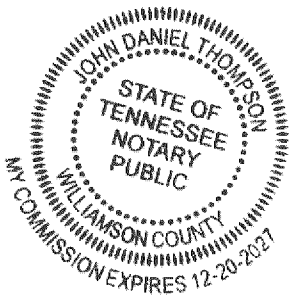
Mario Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mario Evans, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of April, 2024.

Notary Public
My Commission Expires: 12/20/27



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/19/2024 (date of document).

Karla I Kard
Affiant Signature

04/19/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of April, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

