Karen Johnson
Batch # 1148262
06/18/2024 08:28:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240618-0045494

STATE OF TENNESSE
COUNTY OF DAVIDS(

This instrument prepared by:

Joe R. Johnson, II, Esq.
115 Fifth Ave. West
Springfield, TN 37172

*Based upon information provided by client --
No closing or Title Search performed by Attorney*

The actual consideration for this transfer is $0.00.

ANTHONY WAYNE EVERHART,
TRUSTEE/ Affiant

Subscribed and sworn to before me this 12th day of June, 2024

Jeanine McCurry STATE OF TENNESSEE NOTARY PUBLIC County of Robertson

Notary Public
My Commission expires 8.24.27

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
EVERHART REVOCABLE LIVING TRUST 2975 Morgan Road Joelton, TN 37080	NEW OWNER	015 00 0 125.00

KNOWN ALL MEN BY THESE PRESENT that ANTHONY WAYNE EVERHART AND WIFE, SANDRA PAULINE EVERHART, hereinafter referred to as "Grantor," for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto THE EVERHART REVOCABLE LIVING TRUST, hereinafter referred to as "Grantee", my right, title and interest in and to the following described tract or parcel of land situated in Davidson County, State of Tennessee, being described as follows, to wit:

Land in Davidson County, Tennessee, described according to a survey by William M. Keel, surveyor, dated 1/26/87 and designated as Lot #1 on said survey, more particularly described as follows:

Beginning at an iron pin in the southerly margin of Morgan Road, said pin being the northeast corner of the property conveyed to Bessie Jones et al, by deed of record in Book 4711, page 216, in the Register's Office of Davidson County, Tennessee; Thence, with the southerly margin of Morgan Road, South 87 degrees 36 minutes 17 second East, 227.80 feet to an iron pin; Thence, South 2 degrees 23 minutes 43 seconds West, 1255.62 feet to an iron pin; Thence, North 87 degrees 30 minutes 00 seconds West, 227.80 feet to an iron pin; Thence, North 2 degrees 23 minutes 43 seconds East, 1255.21 feet to the point of the beginning, containing 6.57 acres, more or less.

Being the same property conveyed to ANTHONY WAYNE EVERHART AND WIFE SANDRA PAULINE EVERHART from Gupton & Evans Construction Company and Alfred E. Evans by deed of Record in Book 7379, Page 109-111, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantee, successors and assigns, forever.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12 day of June, 2024.

ANTHONY WAYNE EVERHART, Grantor

SANDRA PAULINE EVERHART, Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY WAYNE EVERHART, with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand, at Springfield, Tennessee, this 12th day of June, 2024.

Jeanine McCurry STATE OF TENNESSEE NOTARY PUBLIC County of Robertson

NOTARY PUBLIC
My Commission Expires: 8.24.27

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA PAULINE EVERHART, with whom I am personally acquainted, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand, at Springfield, Tennessee, this 12th day of June, 2024.

Jeanine McCurry STATE OF TENNESSEE NOTARY PUBLIC County of Robertson

NOTARY PUBLIC

My Commission Expires: 8.24.27