This instrument prepared by
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Karen Johnson Davidson County
Batch # 1238801 DEEDQC
02/20/2025 11 30 02 AM 2 pgs
Fees $12 00 Taxes $0 00
20250220-0012225

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
Austin Evans **1223 Meridian Street** **Nashville, TN 37207**	**Austin Evans** **106 Knoll Lane** **Hendersonville, TN 37075**

PARCEL ID:
07115039200

THIS LIFE ESTATE DEED made and entered into on the day and date last written by and between, **JO H. EVANS,** hereinafter referred to as the "GRANTOR", and **AUSTIN EVANS**, hereinafter referred to as the "GRANTEE"

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10 00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTOR, while specifically reserving a life estate in the subject property herein does this day grant, sell and convey unto the said GRANTEE, his successors, heirs and assigns, all of GRANTOR'S right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit

LAND in Davidson County, TN, being part of Lot No. 12 in the Plan of Crutcher Subdivision on a part of the Lucy H Lindsley Property, recorded in Book 161, Page 129, Registers' Office for said County and further described as follows· BEGINNING at a point in the Southerly margin of Ligon Avenue at a point 16 feet Eastwardly from Meridian Street before widening, thence Eastwardly along the Southerly margin of Ligon Avenue 104 feet to a point, thence Southerly and at right angles 36 feet to a point; thence Eastwardly and parallel with the Southerly margin of Ligon Avenue 30 feet to the Westerly margin of an alley, thence Southerly with the Westerly margin of said alley 32 feet to a point, thence Westerly 134 feet to a point; thence Northerly and parallel with the Easterly margin of said Meridian Street 68 feet to the point of beginning

BEING a portion of the property conveyed to JO H EVANS by Quitclaim Deed dated August 3, 1998, and executed by CHARLES E EVANS and recorded in Book 11096, Page 507, Registers' Office for said County

BEING THE SAME PROPERTY conveyed as Tract 11. 1223/1225 Meridian Street, Nashville, TN; Map & Parcel No.· 071 15 0 392.00, to Jo H Evans by Quitclaim Deed from Charles E Evans on October 16, 2014, and recorded on October 22, 2014, as Instrument # 20141022-0097398 in the Register's Office for Davidson County, Tennessee

This conveyance does not include that which was conveyed as Tract 2. 308 Douglas Avenue, Nashville, TN, Map & Parcel No.: 071 15 0 391.00, by Quitclaim Deed from Charles E Evans on October 16, 2014, and recorded on October 22, 2014, as Instrument # 20141022-0097398 in the Register's Office for Davidson County, Tennessee

The above legal description is the same as that from the previous deed of record

This conveyance is subject to all plats, easements, restrictions, encumbrances and other matters of record as may affect the premises

THIS IS IMPROVED PROPERTY KNOWN AS: 1223 Meridian St Nashville, TN 37207, and also known as 1225 Meridian St Nashville, TN 37207, 300 Douglas Ave Nashville, TN 37207, 302 Douglas Ave. Nashville, TN 37207, 304 Douglas Ave Nashville, TN 37207, 306 Douglas Ave Nashville, TN 37207

EXPRESSLY RESERVING LIFE ESTATE in the above described property unto the GRANTOR and her assigns The GRANTOR shall have full ownership, possession and use of her interest in the property, as well as the rents, revenues and profits generated by the property during the term of the GRANTOR'S natural life

Upon the expiration of the GRANTOR'S natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the GRANTEE

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this the 14th day of February, 2025

L. Wray, as Conservator for Jo H. Evans

LANCE A. WRAY, as Conservator for JO H. EVANS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LANCE A. WRAY**, Conservator over the Property and Financial Affairs of Jo H Evans, and who further acknowledged that he is the Court-appointed Conservator over the Property and Financial Affairs of Jo H Evans, and is authorized by the Sumner County Probate Court to execute this instrument on behalf of Jo H. Evans for the purposes contained therein.

WITNESS my hand and official seal this 14th day of February, 2025.

Brittany Britt

NOTARY PUBLIC

My Commission Expires May 3, 2027

BRITTANY BRITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater is $-0-

L. Wray

AFFIANT

SWORN TO AND SUBSCRIBED before me this 14th day of February 2025

Brittany Britt

NOTARY PUBLIC

My Commission Expires: May 3, 2027

BRITTANY BRITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027