QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1242177 DEEDQC
02/28/2025 11:53:30 AM 4 pgs
Fees: $23.00 Taxes: $510.60
20250228-0015078

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BERNARD KEVIN EVANS, *et ux.*	SAME AS NEW OWNER	
(NAME) **101 Brian Circle**	(NAME)	**18600001800**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **BERNARD KEVIN EVANS AND RICHARD EUGENE EVANS, BENEFICIARIES UNDER THE LAST WILL & TESTAMENT OF MARGARET JANE EVANS** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **BERNARD KEVIN EVANS AND VICKI JO EVANS, HUSBAND AND WIFE** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT 1 AS SHOWN ON A SURVEY BY E.L. MILLER, JR. AND CO., DATED MARCH 4, 1966, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BURKETT ROAD, SAID POINT BEING 3244 FEET, MORE OR LESS, FROM THE EASTERLY MARGIN OF NOLENSVILLE ROAD AS MEASURED ALONG THE NORTHERLY MARGIN OF BURKETT ROAD; THENCE NORTH 5 DEG. 00' EAST 870.8 FEET TO AN IRON PIN; THENCE SOUTH 85 DEG. 00' EAST 151.0 FEET TO AN IRON PIN; THENCE SOUTH 5 DEG. 00' WEST 871.7 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF BURKETT ROAD; THENCE NORTH 84 DEG. 30' WEST ALONG THE NORTHERLY MARGIN OF BURKETT ROAD 151.0 FEET TO THE BEGINNING, AND CONTAINING 3.0 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LUTHER JOSEPH EVANS AND WIFE, MARGARET JANE EVANS BY WARRANTY DEED FROM JOHNNY R. H. ROBERTS AND WIFE, ALICE P. ROBERTS, DATED SEPTEMBER 19, 1975 AND OF RECORD AT BOOK 4953, PAGE 575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LUTHER JOSEPH EVANS SUBSEQUENTLY DIED ON SEPTEMBER 8, 2008, THEREBY VESTING OWNERSHIP INTO MARGARET JANE EVANS AS SURVIVING TENANT BY THE ENTIRETY. MARGARET JANE EVANS SUBSEQUENTLY DIED TESTATE ON JANUARY 8, 2024, AND HER LAST WILL & TESTAMENT HAS BEEN ADMITTED FOR PROBATE IN DAVIDSON COUNTY, TENNESSEE, CASE NO. 24P269. PURSUANT TO THE TERMS OF HER LAST WILL & TESTAMENT, THE SUBJECT PROPERTY WAS DEVISED TO HER CHILDREN: BERNARD KEVIN EVANS AND RICHARD EUGENE EVANS.

BURKETT ROAD IS NOW KNOWN AS BURKITT ROAD.

This is unimproved Property commonly known as:
7010 Burkitt Rd., Antioch, TN 37013

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 28th day of February, 2025.

Bernard Kevin Evans
BERNARD KEVIN EVANS

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of February, 2025, before me personally appeared, Bernard Kevin Evans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of February, 2025.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Richard Eugene Evans

RICHARD EUGENE EVANS

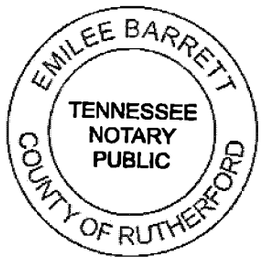
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of February, 2025, before me personally appeared, Richard Eugene Evans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of February, 2025.

Emilee Barrett

Notary Signature
My commission expires: 6/22/26



Return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 2/28/2025.

Date

Affiant Signature

2/28/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of February, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)