Karen Johnson Davidson County
Batch# 1248703 DEEDQC
03/20/2025 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020788

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF MARCH, 2025.

Notary Public

COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Anna Katelyn Evatt	New Owner	103 03 0 277.00
(Name) 208 54th Ave N		
(Address) Nashville, TN 37209		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, T. Scott Evatt, married, hereinafter referred to as Grantor, hereby quitclaims to Anna Katelyn Evatt, unmarried, her heirs and assigns forever, all of his right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Fifty-Fourth Avenue North Subdivision of record in Book 8250, Page 412, Register's Office for said County.

Said Lot No 2 fronts 68.34 feet of the northeasterly margin of Fifty Fourth Avenue North and extends back 136.68 feet on the northerly line and 127.00 feet on the southeasterly line to a dead line in the rear, mearsuring 39.70 feet thereon.

Being the same property conveyed to T. Scott Evatt, married and Anna Katelyn Evatt, unmarried as joint tenants with a right of survivorhsip by Warranty Deed from Sharon M. Cummings, a single woman recorded on July 7, 2022 of record in Instrument No. 20220707-0078471, Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor.

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

IN WITNESS WHEREOF, the said T. Scott Evatt has hereunto set his signature, on this, the 10th day of March, 2025.

T. Scott Evatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

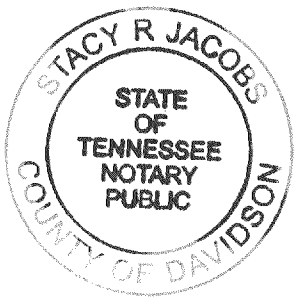
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State T. Scott Evatt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of March, 2025.

Notary Public

My Commission Expires: 3/9/2027

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

March 10, 2025.

Date

Affiant Signature

March 19, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of March, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON