QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11
DAY OF April, 2025.

Notary Public
Date of Expiration:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Riley Edward McEvoy	**New Owner**	**094 01 0 232 00**
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 1259954 DEEDQC 04/15/2025 08:02:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250415-0028361
1300 Yards PL SE, Apt 618		
(ADDRESS)	(ADDRESS)	
Washington, DC 20003		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Tiffany Adams, unmarried,** ("Grantor") do hereby quitclaim unto **Riley Edward McEvoy, unmarried,** ("Grantee")

His heirs, successors and assigns, any and all interest that I have in that certain property located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 130 on the plan of Payne, Blakemore and Cummings Addition to East Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Excluded from conveyance is the Right of Way Acquisition beginning at the southeast corner of property, sown on Tax Map 094-01, as Parcel 232.00, said point being on the Present Westerly ROW of South 14th Street, 23.41 feet left of Sta. 15+08.56 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN, sad point being the point of beginning. Thence, leaving the present ROW of South 14th Street, along the southern line of the above mentioned parcel, North 83 degrees 31 minutes 49 seconds West, a distance of 5.00 feet to a point; Thence, leaving the Southern line of the above mentioned parcel, with Proposed ROW of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 50.00 feet to a point, said point being in the Northern line of the above mentioned parcel; Thence, with the parcels Northern line South 83 degrees 31 minutes 49 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the present Westerly ROW of South 14th Street; Thence, with the Present Westerly ROW of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 50.00 feet to the beginning. Said portion of land contains 250 square feet or 0.0057 acres, more or less.

Temporary Construction Easement: Being a strip of land 20.00 feet in width and 50.00 feet in length starting at 28.41 feet left of Sta. 15+08.53 running parallel and perpendicular to the proposed Right-of-Way of South 14th Street and the above mentioned portion of land; Said portion of land contains 1,000 square feet, or 0.0230 acres.

BEING the same property conveyed to Riley Edward McEvoy and Tiffany Adams, husband and wife by a Warranty Deed from Jeff Austin Black, unmarried, of record as Instrument No. 20201223-0153016, in the Register's Office of Davidson County, Tennessee; the said Riley Edward McEvoy and Tiffany Adams having since divorced.

BEING improved real property commonly known as **710 South 14th Street, Nashville, TN 37206.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 11 day of April, 2025.

Tiffany Adams

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal this 11 day of April, 2025.

Notary Public
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, John W. Bishop, 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 this the 11 day of April, 2025.

Affiant Signature
Date 4/11/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026