Karen Johnson Davidson County
Batch# 1275290 DEEDQC
05/20/2025 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250520-0039522

DENIS G BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value for this transfer is $-0-.

Julie German Evert
Affiant

Subscribed and sworn to before me, this 12th day of May, 2025.

Notary Public

My commission expires: July 7, 2027

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

## QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Julie German Evert Living Trust** | | **084-05-0B-029.00-CO** |
| **3305 Joggers Pass** | **New Owner** | |
| **Nashville, TN 37206** | | |

FOR AND IN CONSIDERATION OF TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Julie German Evert, unmarried** (hereinafter the "Grantor"), hereby quitclaim and convey to **Julie German Evert Living Trust, and any amendments hereto,** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of East Greenway Park, attaches as Exhibit "B" to the Amendment to Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhome Planned Unit Development, of record in Instrument No. 20161020-0110945, which amends the original declaration of record Instrument No. 20160707-0069540, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Julie German Evert by Warranty Deed from East Greenway Park, LLC, of record in Instrument No. 20200306-0025426, Register's Office for Davidson County, Tennessee, dated March 3, 2020 and recorded on March 6, 2020.

BEING improved property also known as **3305 Joggers Pass, Nashville, TN 37206.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 12th day of May, 2025.

**Julie German Evert**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

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

WITNESS my hand and official seal this 12th day of May, 2025.

Notary Public
My Commission Expires: July 7, 2027

LTC File 25-002295-524

DENIS G BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Karla I Kard, 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 05/12/2025 (date of document).

Karla I Kard
Affiant Signature

05/12/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of May, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

