QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

AJ-QCD-25-2485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES 11/08/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Evanson, LLC	**Same as New Owner**	**09203002900**
(NAME)	(NAME)	
521 Mae Terrace		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TRACY E. MAYES AND KAREN L. MAYES ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

EVANSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22, ON THE PLAN OF THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF CERTAIN LOTS IN MRS. E. S. CLARK'S SUBDIVISION OF PART OF THE BOYD MCNAIRY PLAN, OF RECORD IN BOOK 421, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 22 FRONTS 35 FEET ON THE SOUTHERLY SIDE OF JEFFERSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 182 FEET, MORE OR LESS, TO AN ALLEY.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION DESCRIBED IN THE DEED OF RECORD IN BOOK 4339, PAGE 608M SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO TRACY E. MAYES AND KAREN L. MAYES, BY QUITCLAIM DEED, ANDRE JOHNSON, OF RECORD AS INSTRUMENT NO. 20090708-0063759, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson
Batch # 1301907
07/24/2025 01 52 33 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250724-0058664

This is **improved** property known as **2405 ½ Jefferson Street, Nashville, TN 37208.**

Witness our hands this the 23 day of July, 2025.

TRACY E. MAYES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 23 day of July, 2025.

Notary Public

My Commission Expires: 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

KAREN L. MAYES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 23 day of July, 2025

Notary Public

My Commission Expires: 11/08/28

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028