WARRANTY DEED

Karen Johnson Davidson County
Batch# 1304217 DEEDWARR
07/31/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,208.90
20250731-0060832

File No.: RES-25-4324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $597,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-26-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Starnes	Same	058 11 0A 003.00
(NAME)	(NAME)	
4324 Shady Dale Road Nashville, Tn 37218		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **ANGELA FRAN SIMS EVANS AND RODNEY CEDRIC EVANS, CO-TRUSTEES OF ANGELA FRAN SIMS EVANS AND RODNEY CEDRIC EVANS REVOCABLE TRUST DATED FEBRUARY 08, 2023**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PATRICK STARNES, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Drake's Run, of record in Book 9700, Page 818, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela F. Sims, unmarried, from Jack Wayne Wiesner, d/b/a Wiesner Custom Homes, by Warranty Deed dated December 22, 2004, recorded December 30, 2004, in Instrument No. 20041230-0154683, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Angela F. Sims Evans, a married woman as her sole and separate property, from Angela F. Sims Evans, formerly known as Angela F. Sims, a married woman who acquired title as unmarried, by Quitclaim Deed dated February 9, 2021, recorded June 7, 2021, in Instrument No. 20210607-0075647, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to Angela Fran Sims Evans and Rodney Cedric Evans, Co-Trustees of the Angela Fran Sims Evans and Rodney Cedric Evans Revocable Trust dated February 08, 2023, from Angela F. Sims Evans, by Quitclaim Deed dated February 10, 2023, recorded February 13, 2023, in Instrument No. 20230213-0010300, (as corrected by Scrivener's Affidavit in Instrument No. 20230405-0024838), in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4324 Shady Dale Road, Nashville, TN 37218
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of July, 2025.

the Angela Fran Sims Evans and Rodney Cedric Evans Revocable Trust dated February 08, 2023

By: Angela Fran Sims Evans, Co-Trustee
Angela Fran Sims Evans, Co-Trustee

By: Rodney Cedric Evans, Co-Trustee
Rodney Cedric Evans, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Angela Fran Sims Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Angela Fran Sims Evans and Rodney Cedric Evans Revocable Trust, dated February 8, 2023 the within named bargainor, a Trust, and that she as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustee.

Witness my hand, at office, this 30 day of July, 2025.

Notary Signature
My commission expires:

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Rodney Cedric Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of the Angela Fran Sims Evans and Rodney Cedric Evans Revocable Trust, dated February 8, 2023 the within named bargainor, a Trust, and that he as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustee.

Witness my hand, at office, this 30 day of July, 2025.

Notary Signature
My commission expires:

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tara Crook, 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 July 30, 2025.

Tara Crook
Affiant Signature

July 31, 2025
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 31st day of July, 2025.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

