REGISTER'S USE ONLY:

Karen Johnson
Batch # 1319077
09/08/2025 08 16 27 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250908-0071236

OATH. I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00 Exempt Transfer Pursuant to TCA 67-4-409

Anthony S Evans
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 19 DAY OF August, 2025

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES 4-25-2026

BRYANT L GRANTHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd
Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:

SAME AS NEW OWNER

NEW OWNER:

Anthony S Evans
5123 Brucewood Drive
Nashville, TN 37211

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 19th day of August, 2025, by and between ASHLEY T EVANS, a single man (hereinafter "GRANTOR") and ANTHONY S EVANS, a married man (hereinafter referred to as "GRANTEE")

For and in consideration of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, GRANTOR does by these presents, release, remise, quitclaim and convey unto GRANTEE, his or her heirs, successors and/or assigns forever, in fee simple, all of GRANTOR'S right, title and interests, in and to the following described tract or parcel of real property in Davidson County, State of Tennessee, described as follows, to wit

Being Lot No. 213 on the Plan of Huntington Park, Section 2, of record in Book 4175, page 108, Register's Office for said County

Said Lot No 213 fronts 83.08 feet on the westerly margin of Brucewood Drive and extends back 151 45 feet on the northerly line and 152.35 feet on the southerly line to a dead line in the rear, measuring 78 94 feet thereon.

Being the same property conveyed to Clevetta L Evans and her successors in trust, as Trustee of the Clevetta L. Evans Revocable Trust dated February 11, 2015 from Clevetta L. Evans, by Quitclaim Deed dated February 11, 2015 and recorded on February 23, 2015, in Instrument No 20150223-0015317, Register's Office for Davidson County, Tennessee

Clevetta Lott Evans a/k/a Clevetta L. Evans died, a resident of Davidson County, Tennessee, on April 28, 2024 Thereafter the property was conveyed to Anthony T Evans and Ashley S. Evans by Anthony Evans, Successor Trustee of the Clevetta L. Evans Revocable Trust dated February 11, 2015 as amended, by Quitclaim Deed dated June 20, 2025 and recorded June 25, 2025, in Instrument No 20250625-0050214, Register's Office for Davidson County, Tennessee. NOTE That said prior deed contained a typographical error in the Grantee's names which should have been Anthony S. Evans and Ashley T Evans

TAX PARCEL # 161 06 0 156 00

The real property conveyed hereby is ☐ unimproved ☑ improved with a property address of: 5123 Brucewood Drive, Nashville, Tennessee 37211

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control

The above-described property is the same property contained in the prior deed and no new survey is available

IN WITNESS WHEREOF, the said GRANTOR haS hereunto set his or her hand on this the day and year first above written.

GRANTOR

ASHLEY S. EVANS

[NOTARY ACKNOWLEDGEMENT TO FOLLOW]

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally ASHLEY S EVANS, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged the foregoing instrument was executed for the purposes therein contained

Witness my hand and seal at office in the aforesaid state and county this 19th day of August, 2025

SEAL

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 4-25-2029