Karen Johnson Davidson County
Batch # 1320719 DEEDQC
09/10/2025 10:47:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250910-0072298

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
229 West Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:
Chemelle Evans, Trustee
of the Evans Family Revocable Trust
1019 North 6th Street
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP/PARCCEL NO:
Map 82-12
Parcel 217

FOR AND IN CONSIDERATION of the sum of Zero and No/Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Rufus O'Neal Evans and Nannie Yvonne Evans (hereinafter referred to as "Grantors") do hereby assign, transfer, convey, and quitclaim to the Trustee of The Evans Family Revocable Trust (hereinafter referred to as "Grantee"), all our interest in all rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

Being Lot No. 15 on the Plan of Neill S. Brown's Addition to East Nashville of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 15 fronts 50 feet on the south side of Silverdene Place, formerly Georgia or Ramsey Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Daniel & E. Properties by Warranty Deed from Barry Daniels formerly knowns as Barry N. Sanders of record in Instrument Number 200003160026844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rufus O. Evans by Warranty Deed from Daniel & E. Properties, dated May 11, 2001 and recorded on June 6, 2001 of record in Instrument Number 20010606-0059343, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 57, page 50, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as 820 Ramsey Street, Nashville, Tennessee 37206.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLEY FROM INFROMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCRUATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

RUFUS O'NEAL EVANS, Grantor

NANNIE YVONNE EVANS, Grantor

CHEMELLE EVANS,
Trustee of the Evans Family Revocable Trust

STATE OF TENNESSEE)
COUNTY OF WILSON)

We hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration of this conveyance, per T.C.A. 67-4-409(a)(C)(vi) is $0.

RUFUS O'NEAL EVANS, Grantor

NANNIE YVONNE EVANS, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nannie Yvonne Evans, Grantor, with whom I am personally acquainted (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 9th day of September 2025.

TRAVENIA A. HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2-26-2029

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus O'Neal Evans, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September 2025.

NOTARY PUBLIC
My Commission Expires: 2-26-2029

TRAVENIA A. HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chemelle Evans, Trustee of The Evans Family Revocable Trust, with whom I am personally acquainted (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 9th day of September 2025.



NOTARY PUBLIC
My Commission Expires: 2-26-2029

I hereby swear or affirms that the actual consideration given for this transfer is $0.00

AFFIANT

Sworn to and subscribed to before me this 9th day of September 2025.

NOTARY PUBLIC
My Commission Expires: 2-26-2029

