Karen Johnson Davidson County
Batch # 1320719 DEEDQC
09/10/2025 10:47:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250910-0072301

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: 82-8
Parcel: 347

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. 24 on the Plan of House & Simonton Subdivision of Lots Nos. 1 to 16 inclusive, in Stratton & Seymour Addition, as of record in Plat Book 57 at page 137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony K. Thompson and wife, C. Diane Thompson by deed from Lucille Briley Heflin, an unmarried woman, recorded in Book 5789 at page 308, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years.

Being the same property conveyed to Rufus O. Evans and wife, Nannie Y. Evans by Warranty Deed from Anthony K. Thompson and wife, C. Diane Thompson, dated August 15, 1984 and recorded August 23, 1984 as of record in Book 6365, Page 974, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as 950 Maxwell Avenue, 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.

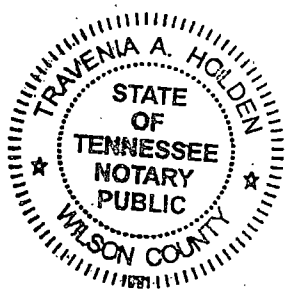
RUFUS O'NEAL EVANS, Grantor

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.

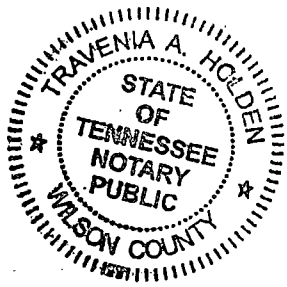


Travenia A. Holden
NOTARY PUBLIC
My Commission Expires: 2-26-2029

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.



Travenia A. Holden
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 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.

TRAVENIA A. HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

TRAVENIA A. HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2-26-2029