Karen Johnson Davidson County
Batch# 1348923 DEEDQC
11/20/2025 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251120-0092829

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
E4J, LLC 4855 Elkhorn Hill Drive, Suwanee, GA 30097	NEW OWNER	081-08-3Y-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **JERON L. EVANS and SUSAN MEYLER EVANS, husband and wife** hereinafter called **"GRANTORS,"** hereby quitclaims and conveys unto **E4J LLC, a Georgia limited liability company**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being Unit #2 as shown on page 25 of the Horizontal Property Regime with Private Elements of 1711 & 1713 5th Avenue North of record in Instrument No. 20220321-0032301 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JERON L. EVANS and SUSAN MEYLER EVANS, husband and wife by Warranty Deed from LUDIE LOU HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated June 30, 2025, recorded July 2, 2025, of record in Instrument No. 20250702-0052284 of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 1711 5th Avenue North, #2, Nashville, TN 37208.

The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of November, 2025.

Grantor:

Jeron L. Evans

Grantor:

Susan Meyler Evans

STATE OF GEORGIA
COUNTY OF Gwinnett

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

Witness my hand, at office, this 15 day of November, 2025.

Notary Public

My commission expires: 3/31/2029

ALEXANDER FERGUSON NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 31 2029 GWINNETT COUNTY, GA

STATE OF GEORGIA
COUNTY OF Gwinnett

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

Witness my hand, at office, this 15 day of November, 2025.

Notary Public

My commission expires: 3/31/2029

ALEXANDER FERGUSON NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 31 2029 GWINNETT COUNTY, GA

AFFIDAVIT

STATE OF GEORGIA
COUNTY OF

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 19 day of November, 2025.

Notary Public

My Commission Expires: 3/31/2029

ALEXANDER FERGUSON NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 31 2029 GWINNETT COUNTY, GA

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on November 15, 2025.

Signature

November 20, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

11/20/2025
Date

My Commission Expires: 12/17/2028

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2028