This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1355230 DEEDQC
12/08/2025 11:06:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251208-0097356

New Owner:	Send Tax Bill:	Map/Parcel
Robert Evans and Bonnie S. Evans, Trustees, of the Evans Joint Revocable Living Trust dated May 10, 2018 3845 Nonaville Road Mt. Juliet, TN 37122	SAME	104 14 0 080.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Robert Evans
AFFIANT

Sworn to and subscribed before me this 5th day of December 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROBERT EVANS**, a married man (Grantor), by these present do hereby quitclaim and convey unto **ROBERT EVANS AND BONNIE S. EVANS, TRUSTEES OF THE EVANS JOINT REVOCABLE LIVING TRUST, DATED MAY 10, 2018**, (Grantee), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 in a Subdivision of Lots Nos. 43 and 44 in Bransford Realty Company's Westmoreland Place, of record in Book 547, page 120, Register's Office for said County, as follows:

Said Lot No. 2 fronts 72 feet on the easterly side of 30th Avenue South and runs back on

the northerly line 240 feet 8 inches and 234.6 feet on the southerly line to a 20 feet Court and shows 32 feet on said Court.

Being the same property conveyed to Robert Evans, a married man, by Executor's Quit Claim Deed from Robert Evans, duly appointed Executor for the Estate of Sara Ladd, of record in Instrument No. 20000405-0034094, Register's Office for Davidson County, Tennessee.

This is improved property known as 2214 30th Avenue South, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 5 day of December, 2025.

By: Robert Evans
ROBERT EVANS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT EVANS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 5th day of December, 2025.

NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029