Karen Johnson
Batch # 1355669
12/08/2025 03 58 59 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251208-0097682

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:	**SEND TAX BILLS TO:**
Melissa Ann Evans **150 East Shady Trail** **Old Hickory, TN 37138**	**SAME**
Map: 96-05 **Parcel: 202**	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand, for good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the Pour-Over Last Will and Testament of **Linda Ann Haggard** on file with the Davidson County Probate Court Clerk's office (Docket no. 23P-2218), I, **Melissa Ann Evans, ,** Successor Trustee of **The Linda Ann Haggard Revocable Living Trust dated December 26, 2024**, having been duly authorized under the terms of said Trust and acting in such fiduciary capacity, for and in consideration of the terms set forth in the Trust Agreement and the distribution provisions contained therein, does hereby remise, release, and forever quitclaim unto **Melissa Ann Evans, married and sole beneficiary of The Linda Ann Haggard Revocable Living Trust,** all of the right, title, and interest which the Trust may have in and to the following described real estate situated in Davidson County, Tennessee:

Legal Description:

The Linda Ann Haggard Revocable Living Trust's one-half (1/2) interest in the following property:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, lying east of Donelson Pike (a 80-foot right-of-way) and known as Lot 2 of the Resubdivision of Lot 2 Donelson Post Office Center as of record in Plat Book 7900, Page 8, Register's Office for Davidson County, Tennessee, to which reference is heremade for a more complete and accurate description thereof.

Being the same property conveyed to John P. Brown, Trustee from the Executrix of the Estate of Christine M. Waldrop, and from John P. Brown, Trustee to Linda Haggard, by quitclaim deed dated October 5,

1997, of record in Book 11191, page 738, Register's Office for Davidson County, Tennessee.

DEED REFERENCE: Being part of the same property conveyed to Horace J. Waldrop and Christine J. Waldrop, each a one-half (1/2) interest as tenants in common of record in Book 7723, Page 751, Register's Office for Davidson County, Tennessee, the said Horace J. Waldrop having become deceased, his interest having been conveyed by Quitclaim Deed from Erwin C. Hardison, Ill, Trustee under the Will of Horace *J.* Waldrop, as of record in Will Book 105, Page 723, Probate Court for Davidson County, Tennessee, to which reference is heremade, to Erwin C. Hardison, III. Executor of the Estate of Horace J. Waldrop; by Deed recorded in Book 9746, Page 422, RODCT, said conveyance having been corrected by Deed of Correction in Book 9984, Page 280, RODCT, to reflect that the heretofore described Quitclaim Deed was from Erwin C. Hardison, III, Executor of the Estate of Horace J. Waldrop to Erwin C. Hardison, III, Trustee under the Will of Horace J. Waldrop, and the said Christine J. Waldrop having subsequently become deceased on August 4, 1995, and having left a Last Will and Testament dated February 7, 1995, naming Linda Haggard as Executrix, she having been duly and properly qualified by the Probate Court for Wilson County, Tennessee on September 14, 1995. Christine M. Waldrop and Christine J. Waldrop are one and the same person.

This conveyance is made pursuant to the provisions of The Linda Ann Haggard Revocable Living Trust, under which the above-described property was held in trust, and is made for the purpose of distributing said property to the beneficiary in accordance with the terms of said Trust.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, the said **MELISSA ANN EVANS,** Successor Trustee, has hereunto set her hand this 8th day of December, 2025.

MELISSA ANN EVANS, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public, personally appeared MELISSA ANN EVANS, Successor Trustee of The Linda Ann Haggard Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, in the capacity therein stated.

WITNESS my hand and official seal, this 8th day of December, 2025.

Georgina K. Hughes
Notary Public

My Commission Expires: _____

GEORGINA KAY HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-29-2029

MARITAL JOINDER

I, **Jim Steven Evans,** spouse of **Melissa Ann Evans,** do hereby join in this conveyance for the sole purpose of releasing and waiving any and all homestead, curtesy, dower, or other marital rights I may have in the property herein conveyed, but not as a grantor.

_____
Jim Steven Evans

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public, personally appeared **Jim Steven Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 8th day of December, 2025.

Georgina K. Hughes
Notary Public

My Commission Expires: _____

GEORGINA KAY HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-29-2029

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

Melissa Ann Evans

Subscribed and sworn before me, this 8th day of December, 2025.

NOTARY PUBLIC

GEORGINA KAY HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-29-2029