Karen Johnson Batch # 1410390 04/23/2026 10:44:26 AM Fees: $12.00 Taxes: $0.00 20260423-0033927 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030 X Blake C Evans Deborah C. Evans Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE EVANS FAMILY REVOCABLE LIVING TRUST	**SAME**	**142-03-0/072.00**
(NAME) **481 Saddle Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Blake Clinton Evans, and wife, Deborah Cox Evans,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Blake Clinton Evans and Deborah Cox Evans, Trustees of THE EVANS FAMILY REVOCABLE LIVING TRUST, dtd 04/22/2026,** established by **The Trust Agreement of THE EVANS FAMILY REVOCABLE LIVING TRUST, dtd 04/22/2026**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

BEING Lot No. 310 on the Plan of Walnut Hill Manor, Section 1, as of record in Plat Book 4460, Page 108, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to grantors herein by deed of record in Book 9459, Page 917, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Blake Clinton Evans, and wife, Deborah Cox Evans, from Lynda L. Byrd, and husband, William G. Byrd, Jr., by Warranty Deed dated August 13, 1997, of record in Book 10572, Page 20, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **481 Saddle Drive, Nashville, TN 37221.**

Witness our hands, this the 22nd day of April, 2026.

Blake Clinton Evans

Blake Clinton Evans

Deborah Cox Evans

Deborah Cox Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Blake Clinton Evans** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 22nd day of April, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Cox Evans** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 22nd day of April, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public