Karen Johnson
Batch # 1436295
06/22/2026 08:47:41 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260622-0055666

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 093 11 0G 604.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
MARK F. EVANS or	*	Mark F. Evans
JULIE N. EVANS, Trustees of the	*	Julie N. Evans
EVANS REVOCABLE LIVING TRUST	*	4800 Charlotte Pike
20 Rutledge Street, Unit 604	*	Nashville, TN 37209
Nashville, TN 37210	*	

The GRANTOR, **MARK F. EVANS, a married man**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

MARK F. EVANS or JULIE N. EVANS, Trustees of the EVANS REVOCABLE LIVING TRUST, dated May 27, 2026

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 604, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 604 as shown on Garage Level 2 as set forth in Exhibit C to said Master Deed, and Storage Unit 604 as shown on Condo Level 6 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to MARK F. EVANS, a married man, and EVANS FAMILY PARTNERS, a Tennessee partnership, as tenants in common, by Special Warranty Deed of record at Instrument No. 20190924-0097061 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustees or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 27th day of May, 2026, by the undersigned.

MARK F. EVANS

STATE OF TENNESSEE

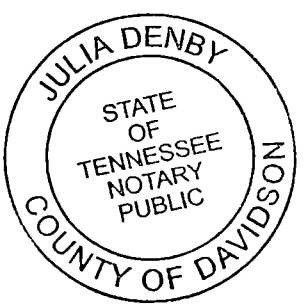
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MARK F. EVANS**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 27th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 11-08-2028

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON