Karen Johnson Davidson County
Batch# 1437327 DEEDWARR
06/23/2026 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20260623-0056604

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me, this June 18, 2026.

Notary Public

My commission expires: 2/18/29

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Evans Family Revocable Living Trust	New Owner	118-01-0-204.00
1010 Montrose Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David J. Lindsay, Trustee AND Carol A. Lindsay, Trustee of The Lindsay Joint Revocable Trust u/t/a dated September 10, 2020

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Matthew D. Evans and Kimberly M. Evans, Trustees of the Evans Family Revocable Living Trust Agreement dated September 18, 2025

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 112, Plan of Montrose Place, as shown on Plat of record in Plat book 57, page 93, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David J. Lindsay and Carol A. Lindsay, husband and wife by Warranty Deed from Trenton F. Hall and wife Amanda D. Hall of record in Instrument No. 20121002-0089941 Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on October 02, 2012.

Being the same property conveyed to Trustees of the Lindsay Joint Revocable Trust U/T/A dated September 10, 2020 by Warranty Deed from David J. Lindsay and Carol A. Lindsay, husband and wife of record in Instrument No. 20210714-0094856 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 14, 2021.

This is [X] improved [ ] unimproved property known as 1010 Montrose Ave, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 15th day of June, 2026.

The Lindsay Joint Revocable Trust u/t/a
dated September 10, 2020

By: David J. Lindsay, Trustee
David J. Lindsay, Trustee

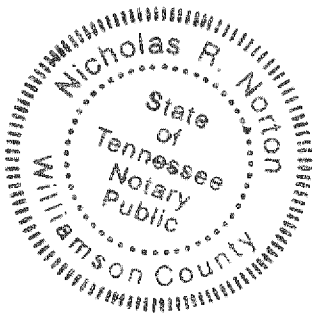
BY: Carol A. Lindsay, Trustee
Carol A. Lindsay, Trustee

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, David J. Lindsay, Trustee and Carol A. Lindsay, Trustee of The Lindsay Joint Revocable Trust u/t/a dated September 10, 2020, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of June, 2026.

Notary Public
My Commission Expires: 2-2-2030



Lenders Title Company File No. 26-11213-7524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 exact copy of the original document executed and authenticated according to law on 6/15/26 (date of document).

Michelle W Kendig
Affiant Signature

6/18/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18TH day of June, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

