Prepared By:

Melissa Ann Evans
150 East Shady Trail
Old Hickory, TN 37138

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch # 1437336 DEEDQC
06/23/2026 01:34:20 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260623-0056615

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On __June_22, 2026__ THE GRANTOR(S),

Melissa Ann Evans ("Grantor"), a married person, of 150 East Shady Trail, Old Hickory, Wilson County, Tennessee 37138

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

The Jim And Melissa Evans Revocable Living Trust, ("Grantee") Melissa Ann Evans, Trustee, residing at 150 East Shady Trail, Old Hickory, Wilson County, Tennessee 37138

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is:

Melissa Ann Evans's one-half interest in the following property located at 215 B Donelson Pike, Nashville, TN 37214.

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: Map 96-05, Parcel 202, 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 The Linda Ann Haggard Revocable Living Trust by Order Granting Probate Of Will As Muniment Of Title, recorded on December 8, 2025.

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.

Prior instrument reference: ~~Book 7900, Page 8.~~
Instrument # 20251208-0097082 Mail

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: Map 96-05 Parcel 202

Mail Tax Statements To:
Melissa Ann Evans
150 East Shady Trail
Old Hickory, Tennessee 37138

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 4-22-24

Melissa Ann Evans
150 East Shady Trail
Old Hickory, Tennessee, 37138

STATE OF TENNESSEE, COUNTY OF WILSON, ss:

On this 22nd day of June, 2026, before me personally appeared Melissa Ann Evans, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Daniel Harrington
Notary Public

Loan officer
Title (and Rank)

My commission expires 7.26.2029

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.



Melissa Evans
Affiant
Affiant's Name: Melissa Evans

Daniel Harrington
Exp. 7.26.2029