Karen Johnson Davidson County
Batch# 384291 DEEDQC
04/13/2020 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200413-0038179

THIS INSTRUMENT PREPARED BY: Mudter Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 FTEC File No. 31213-05-2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 9th day of April, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Betty Wentworth 149 Prospect Hill Nashville TN 37205	Betty Wentworth 149 Prospect Hill Nashville TN 37205	Tract I: 143 020 A 08700 CO Tract II: 116 03 0F 058.00

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, and to terminate any claim of joint ownership, Francis M. Wentworth, Jr. ("Grantor"), does hereby quitclaim, transfer and convey unto Betty F. Wentworth ("Grantee"), her heirs and assigns, of all Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

Tract I is improved property known as 655 Harpeth Trace, Nashville, Davidson County, Tennessee, 37221.

Tract II is improved property known as 252 Westchase Drive, Nashville, Davidson County, Tennessee 37215.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2020.

GRANTOR:

Francis M. Wentworth, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Francis M. Wentworth, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2020.

Notary Public
My Commission Expires:

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2020

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, The Pointe, of record in Plat Book 6900, page 932, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Betty Wentworth by deed from Afshin M. Yazdian and wife, Laura J. Yazdian, of record in Instrument No. 20130529-0053826, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Unit No. 252 on the Plan of Westchase Condominiums, Phase II, as of record in Book 6250, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty F. Wentworth by deed dated June 7, 2001, from Alison C. Watts and Darren Sherkat, of record in Instrument No. 20010613-0062116 in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTIONS HEREIN ARE FROM THE PRIOR INSTRUMENTS OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

