Karen Johnson Davidson County
Batch# 423104 DEEDQC
06/22/2020 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200622-0066831

This Instrument Prepared by:
Law Office of Brad Scarbrough, PLC
5595 Franklin Road
Brentwood, Tennessee 37027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Bettencourt Trust 69 Sandy Beach Road Plymouth, Massachusetts 02360	Same as New Owner	135160b00600co

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that pursuant to TCA § 67-4-409(a)(4), the actual consideration given for this conveyance is $0.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC
HOLLY A
DAVIDSON COUNTY

Subscribed and sworn to before me this 22 day of June, 2020.

Notary Public
My Commission Expires: 1/8/2024

KNOW ALL MEN BY THESE PRESENTS that **Robert A. Bettencourt and Kelly Ann Bettencourt**, husband and wife **("Grantors"),** for and in consideration of Ten and no/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and hereby remises, releases and forever quitclaims unto, **Robert A. Bettencourt and Kelly Ann Bettencourt, as Trustees of Bettencourt Trust, dated February 4, 2020 ("Grantee"),** all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, which is described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Woodridge at Nashboro Village of record in Instrument No, 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert A. Bettencourt and Kelly Ann Bettencourt, husband and wife, by warranty deed of record in Instrument No. 20130524-0052693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 412 Flintlock Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity an claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the undersigned has executed this quitclaim deed this 27th day of April, 2020.

Robert A. Bettencourt, Grantor

Kelly Ann Bettencourt, Grantor

STATE OF ~~TENNESSEE~~ Florida (TO)
COUNTY OF ~~WILLIAMSON~~ Lee (TO)

Before me, Traci J Quade of the state and county aforesaid, personally appeared **Robert A. Bettencourt and Kelly Ann Bettencourt, husband and wife**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

WITNESS my hand and seal this 27th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 05/08/2021

Traci J. Quade
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG267254
Expires 5/8/2021

Certificate of Authenticity

I, J. Brad Scarbrough, 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roberta Dail, a notary public for this county and state, J. Brad Scarbrough, 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: 10/2/2023

Notary's Seal (if on paper)

