Karen Johnson Davidson County
Batch# 462876 DEEDQC
08/24/2020 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200824-0095610

QUITCLAIM DEED

35409

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Betty Foley Wentworth **149 Prospect Hill** **Nashville, Tennessee 37205**	**116 08 0F 149.00**	**Same as Owner**
This instrument prepared based upon information provided by the parties without a title search by: Rachel M. Thomas, Esq. 214 Second Avenue North, Suite 103, Nashville, Tennessee 37201		

The actual consideration or value, whichever is greater, for this transfer is $0.00, in accordance with the conditions of the Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this
the 3 day of August, 2020.

NOTARY PUBLIC

My Commission Expires: _____

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), in accordance with the conditions of the Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee, and amended by subsequent Agreed Order of the parties thereto, **FRANCIS M. WENTWORTH, JR.**, ("Grantor"), by these presents, does hereby quitclaim and convey unto **BETTY FOLEY WENTWORTH**, ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Sugartree, Phase 3, (Revised) of record in Plat Book 5050, pages 67 through 71, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francis M. Wentworth, Jr. and wife, Betty F. Wentworth, by Melanie Balcomb and Amy M. Prichard, as joint tenants with right of survivorship, by Warranty Deed recorded on October 14, 2013, in Instrument No. 20131014-0107184, in the Register's Office of Davidson County, Tennessee.

This is improved property known as:
149 Prospect Hill, Nashville, Tennessee 37205.

Legal description obtained from prior deed.

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

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 3 day of Aug, 2020.

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, the within named **FRANCIS M. WENTWORTH, JR.**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 3rd day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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:

