**This Instrument Prepared By:**
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 558975 DEEDQC
01/22/2021 12:40:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210122-0009895

| New Owner: | Send Tax Bill: | Map/Parcel |
|---|---|---|
| Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto<br>3961 Drakes Branch Rd.<br>Nashville, TN 37218 | Same as New Owner | 092 01 0 133.00 |

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Dorothy M. Wells
AFFIANT

Sworn to and subscribed before me this 19th day of October 2020.

Notary Public

RYAN KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

(Notary Stamp)

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DOROTHY M. WELLS**, (Grantor), a widow, by these present do hereby quitclaim and convey unto **DOROTHY MCKINNEY WELLS, TRUSTEE OF THE WELLS REVOCABLE LIVING TRUST DATED OCTOBER 19, 2020, AND ANY AMENDMENTS THERETO,** (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

**SEE EXHIBIT A**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 19 day of October, 2020.

By: Dorothy M. Wells
DOROTHY M. WELLS

**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 Dorothy M. Wells, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 19th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 3/8/2021

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

# EXHIBIT A

**Land in the 8th Civil District of Davidson County, Tennessee, being known as Lots Nos. 13 and 14 of Block "C" on the unrecorded Plan of the property of Oscar Porter and described according to a copy of a survey thereof made December 30, 1957, by John M. Sullivan, Civil Engineer, as follows:**

**Beginning at the northwest intersection of 37th Avenue North and an unnamed 40 foot street, being the first street north of Centennial Boulevard; thence with the margin of said 40 foot street, south 69 degrees 49' west 100 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 13, northerly 249.2 feet to a point; thence north 65 degrees 01' east 115.3 feet to the west margin of 37th Avenue, North; thence with the margin of the same, south 17 degrees 08' east, 259 feet to the point of beginning.**

**Being the same property conveyed to Alexander Wells and wife, Dorothy M. Wells by deed from Oscar C. porter and wife, Viola Porter, of record in Deed Book 2937, page 111, Register Office of Davidson County, Tennessee.**

**The said Alexander C. Wells having since died and having owned said property as tenants by the entirety with Dorothy M. Wells, said property thus transferred to Dorothy M. Wells by operation of law.**