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 2 pgs
Fees: $12.00 Taxes: $0.00

20210122-0009901

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 3961 Drakes Branch Rd. Nashville, TN 37218	Same as New Owner	069 03 0 078.00

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Enchanted Hills Section I, as of record in Book 3300, page 96, Register's Office for said County.

Said Lot No. 18 begins at a point on the northerly margin of Drakes Branch Road, being the common front corner of Lots No. 18 and 19, thence with said margin of said road 217.04 feet in an easterly direction to a concrete monument; thence in a northerly

direction 207.4 feet to a concrete monument; thence in a westerly direction 195.51 feet to a point being the common rear corner of Lots No. 18 and 19; thence in a southerly direction 206.0 feet to the point of the beginning.

Being the same property conveyed to Alexander Wells and wife, Dorothy M. Wells, by deed from Nashville City Bank & Trust Company, successor to Capital City Bank, of record in Book 4464, page 316, said Register's Office.

The said Alexander 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.

This is the same description as in previous deed of record.

This is improved property known as 3961 Drakes Branch Rd., Nashville, TN 37218.

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