Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kathleen Michelle Whalen, Trustee of the Kathleen Michelle Whalen Revocable Trust **2909 Westmoreland Drive** **Nashville, TN 37212**	**104 14 0 083.00**	**SAME**

Karen Johnson Davidson County
Batch# 824536 DEEDQC
03/18/2022 08:08:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220318-0031450

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Kathleen M. Whalen** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Kathleen Michelle Whalen, Trustee of The Kathleen Michelle Whalen Revocable Trust dated March 10, 2022** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2909 Westmoreland Drive, Nashville, TN 37212**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 10 day of March, 2022.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 10th day of March, 2022.

KATHLEEN M. WHALEN

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 **Kathleen M. Whalen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 10 day of March, 2022.

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being a part of Lot No. 41 as shown on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee described as follows:

Beginning on the southerly margin of Westmoreland Drive at the corner of Lot Nos. 41 and 42 on Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee; thence southeasterly with the line between said two lots, 188.0 feet to the northerly margin of an alley; thence with the northerly margin of said alley, easterly 35.0 feet to a point 5.0 feet westerly from the corner of Lot Nos. 40 and 41 on said plan; thence northerly 187.0 feet, more or less, to a point; thence with the southerly margin of said Drive, Westerly 100.0 feet to the beginning, being the westerly part of the lot conveyed by E.L. Hampton and wife, Lulu Hampton, to P. DePierri, by deed of record in Book 596, page 251, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kathleen M. Whalen from Mark J. Cappellino, unmarried, by warranty deed filed for record on October 24, 2005, Instrument Number 20051024-0128054, as of record in Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set out on the Plan, of record in Plat Book 421, Page 16, said Register's Office, to which Plan reference is made for a more complete description.