Karen Johnson Davidson County
Batch# 953610 DEEDQC
12/21/2022 08:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221221-0131631

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address of New Owner(s)	Send Tax Bills To	Parcel ID Number(s)
Wentworth Caldwell, Jr., Trustee of the Wentworth Caldwell, Jr. Revocable Trust 103 Hillwood Bouldevard Nashville, TN 37205	New Owner	092 12 0 485.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Truist Bank, successor in interest to Suntrust Bank Nashville as Trustee for the Trust Under Agreement with Wentworth Caldwell, Jr., dated December 1, 1993, hereby quitclaims and conveys to Wentworth Caldwell, Jr, Trustee of the Wentworth Caldwell, Jr. Revocable Trust, originally established by Wentworth Caldwell, Jr under a trust agreement dated April 13, 2005, its successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of its right, title and interest in the property (consisting of a 1/3 undivided interest) which is located in Davidson County, Tennessee and more particularly described on Exhibit A attached hereto.

This is improved property known as 1702 West End Ave, Nashville, Tennessee

The description herein is the same as that contained in the prior deed.

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

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this 14th day of December, 2022.

TRUIST BANK as
TRUSTEE OF THE
WENTWORTH CALDWELL, JR.
REVOCABLE TRUST DATED
DECEMBER 1, 1993

By: _____
Its: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Bryan Fry, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Truist Bank and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 14th day of December, 2022.

CRYSTAL D. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 1/11/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

_____
WENTWORTH CALDWELL, JR.

Subscribed and sworn to before me this 19th day of December, 2022.

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: Sept 2, 2024

34023481.6

202212210131631

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 135 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of West End Avenue, said point being the Northwest corner of an intersection between West End Avenue and 17th Avenue North; thence northwardly 160 feet to the southerly margin of an alley; thence with said margin of alley, eastwardly 183 feet to a point in the westerly margin of 17th Avenue North; thence with same 160 feet to the point of beginning.

Being the same property an interest in which was conveyed to Suntrust Bank Nashville, Trustee Under Agreement with Wentworth Caldwell, Jr., dated December 1, 1993, by Quitclaim Deed of record as Instrument Number 20201222-0151729, Registers Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Aubrey Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 14, 2022 (date of document).

Aubrey Burns
Affiant Signature

December 20, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

