This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 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.

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Karen Johnson Davidson County
Batch# 981897 DEEDQC
03/17/2023 01:09:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230317-0019505

New Owner:	Send Tax Bill:	Map/Parcel
Nancy Ruth Whidby, Trustee of the Nancy Ruth Whidby Revocable Living Trust dated March 15, 2023, and any amendments thereto 1980 Lavergne Court Nashville, TN 37210	Same as new owner	106 15 0 003.00

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][4]).

Nancy Ruth Whidby
AFFIANT

Sworn to and subscribed before me this 15th day of March 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(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, **NANCY WHIDBY**, an unmarried woman, by these present do hereby quitclaim and convey unto **NANCY RUTH WHIDBY, TRUSTEE OF THE NANCY RUTH WHIDBY REVOCABLE LIVING TRUST DATED MARCH 15, 2023, AND ANY AMENDMENTS THERETO**, 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. 83 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly terminus of Lavergne Court at the corner of Lots

82 and 83; thence with the line between said lots north-easterly 220.6 feet to the southerly margin of a reserved tract; thence with the southerly line of said tract easterly 223.7 feet to a point; thence southerly 95 feet to a corner of Lot 84; thence with the line between Lot 83 and Lot 84, southwesterly 318.8 feet to the margin of Lavergne Court; thence with the margin of the same northwesterly around a slight curve 32.55 feet to the point of beginning.

Being the same property conveyed to Grantor by deed from W. J. Driver, recorded in the Register's Office for Davidson County, Tennessee, in reference 00003869-0000793. Thomas E. Whidby, having since died and his interest passed to Nancy Whidby via tenants by the entireties.

This conveyance is made subject to the following:
1. Restrictive covenants of record in Book 1787, page 39, of the Register's Office for Davidson County, Tennessee.
2. Plan of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, shows a 40 foot setback line from Lavergne Court, a 10 foot easement along the northerly line and easterly rear line of lot for public utility purposes, and a 10 foot easement along the west' line for an accessway.

This is improved property known as 1980 Lavergne Court, Nashville, Tennessee 37210.

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

WITNESS MY HAND this 15 day of March, 2023.

By: Nancy Whidby
NANCY WHIDBY

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 Nancy Whidby, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 15th day of March, 2023.

NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025