Karen Johnson Davidson County
Batch# 986828 DEEDQC
03/30/2023 01:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230330-0023192

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20231093R

The actual consideration is $0.00.

NEW OWNER:

Mary Ellen Bevington
Sara Ann Bevington
337 Yorkshire Circle
Nashville, TN, 37211

AFFIANT

Subscribed and sworn to before me this
the 30 day of March, 2023.

SEND TAX BILLS TO:

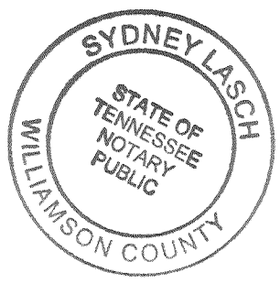
New owner

NOTARY PUBLIC

My Commission Expires: 1/14/26

MAP/PARCEL:

160-04-0-182



QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Mary Ellen Bevington, an unmarried woman, and Sara Ann Bevington, an unmarried woman, (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Mary Ellen Bevington, an unmarried woman, and Sara Ann Bevington, an unmarried woman, as joints tenants with the right of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Brentview Hills, Section 7, of record in Book 4175, page 89, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a

complete and accurate description.

Being the same property conveyed to Walter A. Bevington and wife, Dorothy P. Bevington, by deed dated May 7, 1973, of record in Book 4710, page 302, in the Register's Office for Davidson County, Tennessee.

The said Dorothy P. Bevington remained married to the said Walter A. Bevington until her death. She died on or about January 31, 1985. The said Walter A. Bevington died on or about December 23, 2008. Pursuant to his Last Will and Testament, admitted to probate on January 6, 2009, in the Probate Court of Davidson County, Tennessee, Docket No. 09P13, and of record in Instrument No. 20171018-0106705, the undersigned, Mary Ellen Bevington and Sara Ann Bevington, are the beneficiaries of the will.

This property is commonly known as 5151 Pritchett Drive, Nashville, TN 37220.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 30 day of March, 2023.

GRANTOR:

Mary Ellen Bevington

Mary Ellen Bevington

Sara Ann Bevington

Sara Ann Bevington

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Ellen Bevington and Sara Ann Bevington, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 30 day of March, 2023.

Sydney Lasch

NOTARY PUBLIC

My Commission Expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Robin B. White, 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 3.30.23.

Date

RB. White

Affiant Signature

3.30.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of March, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY