Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Address New Owner(s)
Doug Betty
4519 Shys Hill Road
Nashville, TN 37215

Send Tax Bills To:
Doug Betty
4519 Shys Hill Road
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1008755 DEEDQC
05/30/2023 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230530-0040527

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Douglas Edward Betty and Kimberly Ann Betty** ("Grantors") hereby quitclaim and convey unto **Doug Betty and Laura R. Betty, husband and wife,** ("Grantees"), their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

435 E. Trinity Lane, Nashville, TN 37207 (Map & Parcel 071-08-0-106.00):

Land in Davidson County, Tennessee, being part of Lot No. 194 on the Plan of Joywood Heights, Section 1, of record in Book 1130, Page 91, and described according to a survey made by John Kohl and Company dated 9/27/1984 as follows: Beginning at a point in the westerly margin of Jones Avenue, said point being a common corner between Lot No. 193 and the within described Lot No. 194; thence around a slight curve 10.9 feet, more or less, to a point in the northerly right of way of East Trinity Lane, as conveyed to the Metropolitan Government of Nashville, and Davidson County Third Circuit Court, by instrument of record in Book 6132, Page 427, Register's Office for said County, the same being the beginning of a curve, having a radius of 30 feet; thence around said curve 46.9 feet, more or less, to a point; thence westwardly 37.2 feet, more or less, to a point, said point being the southerly common corner of Lot No. 195 and the within described Lot No. 194; thence northwardly 205 feet, more or less, to a point, said point being the northerly common corner of Lot No. 195 and the within described Lot No. 194; thence eastwardly 66 feet, more or less, to the point of beginning.

Being the same property conveyed to Jesse D. Betty and Shirley I. Betty, by Deed from Affordable Housing Resources, Inc., of record in Instrument Number 20080502-0044983, Register's Office for Davidson County, Tennessee. Further conveyed to Jesse D. Betty Jr., and wife, Shirley Irene Betty and Doug Betty and wife, Laura R. Betty by Deed dated December 23, 2015 from Jesse D. Betty, Jr. and wife, Shirley Irene Betty, of record in Instrument Number 20151230-0131149, said Register's Office. The said Jesse Douglas Betty, Jr. having since died on May 24, 2018, leaving his interest to Shirley Irene Betty by right of survivorship. The said Shirley Irene Betty having since died on February 16, 2022, leaving her interest to Douglas Edward Betty and Kimberly Ann Betty, as Devisee of her Last Will and Testament as evidenced by Order to Probate for Muniment of Title, Case No. 22P2235, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), of record in Instrument Number 20230202-0007737, said Register's Office.

1513 12th Avenue N, Nashville, TN 37208 (Map & Parcel 08116008300):

Being part of what is known as the Scott property in North Nashville, described as follows:

Beginning on the westerly margin of Twelfth Avenue North, formerly Florence Street, 2271/2 feet, more or less, north of the northerly margin of Heiman Street, being the northeast corner of the property conveyed to J.D. Davis and wife, by deed from W.T. Selley and wife, of record in Book 457, page 181, Register's Office for said County; thence with the westerly margin of said Avenue, northwardly 50 feet to the southeast corner of the property conveyed to C.L. Crowder and wife, by deed from W.T. Selley and wife, of record in Book 457, page 254, said Register's Office; thence with said Crowder's south line westwardly 154 feet, more

or less, to the easterly margin of an alley thence with the easterly margin of said alley southwardly 40 feet, more or less, to the northwest corner of said Davis property; thence with Davis north line eastwardly 154 feet, more or less to the beginning.

Being the same property conveyed to Jesse D. Betty Jr., and wife, Shirley Irene Betty and Doug Betty and wife, Laura R. Betty by Deed from Jesse D. Betty, Jr. and wife, Shirley Irene Betty, of record in Instrument Number 20160202-0010148, Register's Office for Davidson County, Tennessee. The said Jesse Douglas Betty, Jr. having since died on May 24, 2018, leaving his interest to Shirley Irene Betty by right of survivorship. The said Shirley Irene Betty having since died on February 16, 2022, leaving her interest to Douglas Edward Betty and Kimberly Ann Betty, as Devisee of her Last Will and Testament as evidenced by Order to Probate for Muniment of Title, Case No. 22P2235, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), of record in Instrument Number 20230202-0007737, said Register's Office.

1517 12th Avenue N, Nashville, TN 37208 (Map & Parcel 8116008500):

Being part of Scott's five acre tract as shown on the plan of DJ. McGavock and Others Addition as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a point in the westerly margin of 12th Avenue North, at the SW corner of the lot owned by Maggie E. Cunningham and Mary A. Brown; thence with their south line, westerly 154 feet to the easterly margin of an alley; thence with the margin of said alley, southerly 26 feet to a point; thence easterly 154 feet to the westerly margin of 12th Avenue North; thence with the margin of same, northerly 27 feet to the point of beginning.

Being the same property conveyed to Jesse D. Betty Jr., and wife, Shirley Irene Betty and Doug Betty and wife, Laura R. Betty by Deed from Jesse D. Betty, Jr. and wife, Shirley Irene Betty, of record in Instrument Number 20160202-0010147, Register's Office for Davidson County, Tennessee. The said Jesse Douglas Betty, Jr. having since died on May 24, 2018, leaving his interest to Shirley Irene Betty by right of survivorship. The said Shirley Irene Betty having since died on February 16, 2022, leaving her interest to Douglas Edward Betty and Kimberly Ann Betty, as Devisee of her Last Will and Testament as evidenced by Order to Probate for Muniment of Title, Case No. 22P2235, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), of record in Instrument Number 20230202-0007737, said Register's Office.

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

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on this 26 day of May, 2023.

Douglas Edward Betty

Kimberly Ann Betty

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 day of May, 2023, before me, the undersigned, personally appeared **Douglas Edward Betty** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 8/3/26

ANDREW H. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of May, 2023, before me, the undersigned, personally appeared **Kimberly Ann Betty** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 8/3/26

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me, this 26 day of May, 2023

NOTARY PUBLIC My Commission Expires: 8/3/26

I, Andy Maloney, 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 5/26/2023 (date of document).

Affiant Signature
Date 5/26/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 26 day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/3/26