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)
Kimberly Ann Betty
222 Hampton Road
Columbia, TN 38401

Send Tax Bills To:
Kimberly Ann Betty
222 Hampton Road
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1008775 DEEDQC
05/30/2023 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230530-0040552

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 **Kimberly Ann Betty,** ("Grantee"), her 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:

719 26th Avenue N, Nashville, TN 37209 (Map & Parcel 09206058400):

Being Lot No. 44 on the plan of Buchi's Subdivision of Lot No. 20, McNairy Subdivision, of record in Book 421, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse D. Betty Jr., and wife, Shirley Irene Betty and Kimberly Ann Betty, unmarried, by Deed from Jesse D. Betty, Jr. and wife, Shirley Irene Betty, of record in Instrument Number 20151230-0131150, 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.

2515 Jones Avenue, Nashville, TN 37207 (Map & Parcel 07104008600):

Being Lot No. 340 on the plan of Joywood Heights, Section Two, as of record in Book 1130, pages 92 and 93, Register's Office for Said County, Tennessee. Said Lot No. 340 fronts 60 feet on the east side of Jones Avenue and runs back between parallel lines 215 feet to a dead line.

Being the same property conveyed to Jesse D. Betty Jr., and wife, Shirley Irene Betty and Kimberly Ann Betty, unmarried, by Deed from Jesse D. Betty, Jr. and wife, Shirley Irene Betty, of record in Instrument Number 20151230-0131152, 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.

1805 Heiman Street, Nashville, TN 37208 (Map & Parcel 08115043500):

Being Lot No. 46 on the plan of George Shield's First Addition to North Nashville, as of record in Plat Book 57, page 62, Register's Office for Said County, Tennessee. Said Lot No. 46 fronts 50 feet on the southerly side of Heiman Street and runs back between parallel lines, 140 feet to an alley

Being the same property conveyed to Jesse D. Betty Jr., and wife, Shirley Irene Betty and

Kimberly Ann Betty, unmarried, by Deed from Jesse D. Betty, Jr. and wife, Shirley Irene Betty, of record in Instrument Number 20160202-0010149, 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. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 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

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $ 0

AFFIANT

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

NOTARY PUBLIC My Commission Expires: 2/7/2026

202305300040552

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: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY