Karen Johnson Davidson County
Batch# 1039388 DEEDQC
08/17/2023 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230817-0064170

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Frank Westmoreland **730 Moorman's Arm Road** **Nashville, TN 37207**	**Same as New Owner**	**05915010900**

QUITCLAIM DEED

The undersigned, **Adam Whitley and Crystal Whitley Bonner, (Grantors),** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **Frank Westmoreland, Kennetha Patterson, Raymond Westmoreland, and Thaddeus Nesby (Grantee),** in and to the following property located in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 87 beginning at a point in the northwesterly margin of Moorman's Arm Road at the corner of Lots 87 and 112; thence with the line between said lots, northwesterly 132 feet to a point in the line of Lot No. 88: thence with the line between Lots Nos. 87 and 88; southwesterly 104.4 feet to the northeasterly margin of Crouch Drive; thence with the margin of the same, southeasterly 93.82 feet to the beginning of a curve; thence around said curve, easterly 39.28 feet to the margin of Moorman's Arm Road; thence with the margin of the same, northeasterly 75 feet to the point of beginning,

Being the same property conveyed to Raymond Whitley and wife, Mary G. Whitley, by Warranty Deed from W. C Allen and wife, Irene N. Allen, filed for record on August 18, 1965 in Book 3924, page 885, Register's Office for Davidson County, Tennessee. Mary G. Whitley died October 13, 2012, leaving the property to her husband, Raymond Whitley, surviving tenant by the entirety. Raymond Whitley died testate on August 3, 2019, leaving said property to, Raymond Edward Whitley and Tina Whitley pursuant to Last Will and Testament of Raymond Whitley. Raymond Edward Whitley died intestate on July 18, 2014, leaving his interest of said property to his heirs at law, Adam Whitley and Crystal Whitley Bonner as evidence by the Affidavit of Heirship, filed for record as Instrument No. _____20230817006416 9_____, Register's Office for Davidson County, Tennessee. Tina Whitley McGee died intestate on June 11, 2023, leaving her interest of said property to her heirs at law, Frank Westmoreland, Kennetha Patterson, Raymond Westmoreland, and Thaddeus Nesby, as evidence by the Affidavit of Heirship, filed for record as Instrument No. ___20230817006416 8_____, said Register's Office.

Property Address:730 Moorman's Arm Road, Nashville, TN 37207

This instrument and the interest hereby released and quitclaimed are subject to such as taxes, limitations, restrictions and encumbrances as may affect the premises.

The information on this Quitclaim Deed was taken from the prior Deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of July, 2023

Adam Whitley

Crystal Whitley Bonner

AKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF ~~ORANGE~~ CLAY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam Whitley,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20, day of July, 2023

Notary Public
Commission Expires: 05/18/2027

AGATA CLARKE
Notary Public - State of Florida
Commission # HH 358572
My Comm. Expires Mar 18, 2027

STATE OF FLORIDA)
COUNTY OF ~~ORANGE~~ Duval)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Crystal Whitley Bonner,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of July, 2023

Notary Public
Commission Expires: 07/26/2026

LESLEY SENGTHONG
Commission # HH 293298
Expires July 26, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2023

Notary Public
Commission Expires: 9.8.2023

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 20th day of August 2023

Robert L. Scruggs, Affiant Date 8/11/2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 11th day of August, 2023

My Commission Expires: 9.8.2025 Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025