Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

Affiant

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 20th day of November 2025.

Notary Public
My commission expires: 10/20/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
BFW Family LLC	Owner	116 08 0G 169.00
149 Prospect Hill		
Nashville, TN 37205		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Betty F. Wentworth, unmarried,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest to **BFW Family LLC, a Tennessee limited liability company** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a certain building site being Lot No. 169, as shown on the Plan of Revised Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93; Register's Office for Davidson County, Tennessee, to which reference is here made together with an appurtenant, non-exclusive interest in the common and limited common areas, as shown on said Plan and as provided in the declaration of covenants, conditions, and restrictions.

Being the same property conveyed to Betty F. Wentworth by Warranty Deed from Katharine Nicodemus, married, dated October 30, 2020 and recorded on November 4, 2020 in Instrument No. 20201104-0129040 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Karen Johnson Davidson County
Batch # 1348251 DEEDQC
11/20/2025 11:02:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20251120-0092690

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Sugartree, Phase Ill, as recorded in Plat Book 5050, Page(s) 67-71 , as amended in Book 5169, Page 426', Book 5191, Page 412; Book 5222, Page 468 and Book 5238, Page 93.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157 as amended in Book 4911, Page 356; Book 49965 Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61; Book 1 1758, Page 466 and Instrument No. 20170522-0050870; supplemented in Book 5087, Page 220 .

Easement for Sewer, recorded in Book 3400, Page 63.

Easement for Sanitary Sewers and/or Stom Drainage, recorded in Book 7061, Page 100.

This is improved property located at 169 Charleston Park Nashville TN 37205.

Witness my/our hands this 19th day of November 2025.

Betty F Wentworth

Betty F. Wentworth

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 **Betty F. Wentworth** 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 19th day of November 2025.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann

Notary Public
My Commission Expires: 1/17/2027

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.