Karen Johnson
Batch # 1359930
12/19/2025 08:08:13 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251219-0100830

Prepared by:

PAUL A. RUTHERFORD
Rutherford Law
107 Music City Circle, Ste 105
Nashville, TN 37214

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$0.00**.

Jamie Ware

Jamie Ware

State of Florida County of Broward
SWORN AND SUBSCRIBED before me
This 10th day of December, 2025.

Cynthia Gomez

Notary Public

CYNTHIA GOMEZ
Notary Public - State of Florida
Commission # HH568321
Expires on July 8, 2028

___ Personally Known OR ___ Produced Identification
Type of Identification Produced Tennessee Drivers License

My commission expires: 07/08/2028

Notarized remotely online using communication technology via Proof.

QUIT CLAIM DEED

Address of New Owner	Send Tax Bills to:	Parcel ID No.
Avery Ware, Sr.	Avery Ware, Sr.	20200821-0094629
3729 Westport Drive	3729 Westport Drive	
Nashville TN 37218	Nashville TN 37218	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Jamie Lenee' Ware, whose address is 3508 Cumberland Cove Drive, Nashville, Tennessee 37207, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS TO Avery Ware, Sr., as tenants by the entirety and pursuant to a divorce, all right, title, interest and claim to the following real estate property located at 3729 Westport Drive, located in the County of Davidson and State of Tennessee and ZIP code 37218 . The property is described as follows:

> Beginning in the southwesterly margin of Westport Drive at the easternmost corner of the property conveyed by Moore and Fleming by deed of record in Book 3136, Page 16, Register's Office for said County, and running thence, along Fleming's southeasterly line, South 32 degrees 45'West 298 feet to the original southwesterly boundary of the property conveyed by Thompson to Moore and described as Tract No. 1 in the deed of record in Book 2735, Page 235 feet to a point; thence, continuing along said original line, South 43 degrees 30' east 140 feet to a point; thence South 89 degrees east 56 feet to a point; thence north 07 degrees east 452

feet to the southerly margin of Westport Drive; thence, along said margin a distance of 193.6 feet in a westerly and northwesterly direction around a curve having a radius of 231.5 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Jamie Lenee' Ware and Avery Ware Sr., Wife and Husband, Joint Tenants by Warranty Deed from Rita P. Mitchell and Husband, Donald F. Mitchell of record in the Davidson County Register's Office as instrument number 20200821-0094629, signed on the 20th day of August 2020 and recorded on the 21st day of August 2020. This is an improved property, known as 3729 Westport Drive, Nashville, Tennessee 37218.

FOR VALUABLE CONSIDERATION, and as incident to a divorce, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of November 25, 2025, and that Jamie Lenee' Wares makes no warranty as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest she has in it to Avery Ware, Sr.

Jamie Ware
Signature

Jamie Ware
Print Name

12/10/2025
Date

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Broward)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Jamie Lenee' Ware, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 10th day of December, 2025.

__ Personally Known OR ✓ Produced Identification
Type of Identification Produced Tennessee Drivers License

NOTARY PUBLIC

CYNTHIA GOMEZ
Notary Public - State of Florida
Commission # HH568321
Expires on July 8, 2028

My Commission Expires: 07/08/2028

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Roland Hairston, 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 December 11, 2025.

Date

Affiant Signature

12/11/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of December, 2025.

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY