Karen Johnson Davidson County
Batch# 1364265 DEEDQC
12/31/2025 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104674

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

JOHN LISTACH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 29th 31 day of December, 2025.

Notary Public
My commission expires: 8-16-26

Address of New Owner:	Send Tax Bills to:	Tax Information:
Betty F. Wentworth	Owner	116 08 0F 149.00
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 **Betty F. Wentworth, Trustee of the BFW Revocable Living Trust dated November 19th, 2025,** 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 Lot No, 149, on the Plan of Sugartree, Phase 3, (Revised) of record in Plat Book 5050, Pages 67 through 71, amended in Book 5162, Page 632; 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 plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty Foley Wentworth by Quitclaim Deed from Francis M. Wentworth, Jr., dated August 3, 2020 and recorded on August 24, 2020 in Instrument No. 20200824-0095610, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Betty F. Wentworth, Trustee of the BFW Revocable Living Trust dated November 19th, 2025 by Quitclaim Deed from Betty Foley Wentowrth, unmarried, dated November 19, 2025, of record in Instrument No. 20251120-0092691 and recorded on November 20, 2025.

Being the same property conveyed to Betty F. Wentworth, unmarried, by Quitclaim Deed from Betty F. Wentworth, Trustee of the BFW Revocable Living Trust dated November 25, 2025, of record in Instrument No. 20251126-0094356 and recorded on November 26, 2025.

Witness my/our hands this 29th day of December, 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 she is the Trustee of the BFW Revocable Living Trust dated November 19, 2025, and that as such Trustee, she is authorized to and has executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 29th day of December, 2025.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/~~2025~~ 2027 (KS)

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.

Certificate of Authenticity

I, Kimbra Spann, 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 12/29/2025.

Date

Affiant Signature

12/31/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of December, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY