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

Karen Johnson Davidson County
Batch# 1364265 DEEDQC
12/31/2025 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104675

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 31st day of December 2025.

Notary Public
My commission expires: 8-16-26

Address of New Owner:	Send Tax Bills to:	Tax Information:
BFW Family LLC	Owner	TR. I: 143 020 A 08700 CO
149 Prospect Hill		TR II: 116 03 0F 058.00
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 **BWF 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:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, The Pointe, of record in Plat Book 6900, page 932, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Betty Wentworth by deed from Afshin M. Yazdian and wife, Laura J. Yazdian, of record in Instrument No. 20130529-0053826 Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Unit No. 252 on the Plan of Westchase Condominiums, Phase II, as of record in Book 6250, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty F. Wentworth by deed dated June 7, 2001, from Alison C. Watts and Darren Sherkat, of record in Instrument No. 20010613-0062116 in the Register's Office for Davidson County, Tennessee.

Tracts I and II being the same property conveyed to Betty F. Wentworth by Quitclaim Deed from Francis M. Wentworth, Jr., dated April 9, 2020 and recorded on April 13, 2020 in Instrument No. 20200413-0038179, in the Register's Office of Davidson County, Tennessee.

Tract I is improved property known as 655 Harpeth Trace, Nashville, Davidson County, Tennessee, 37221.
Tract II is improved property known as 252 Westchase Drive, Nashville, Davidson County, Termessee 37215.

Witness my/our hands this 20th 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 20th day of November 2025.

Kimbra Spann
Notary Public
My Commission Expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 11/20/2025.

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