Karen Johnson Davidson County
Batch# 1422091 DEEDQC
05/19/2026 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20260519-0045021

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$280,000.00**

Subscribed and sworn to before me this 15 day of May 2026.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

Denise Renee Butterworth
Affiant

My Commission Expires: 11/26/2028

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Denise Renee Butterworth 1917 Nancy Beth Lane Madison, TN. 37115	Same as new owner.	34-7-A-151CO

FOR AND IN CONSIDERATION of Fifteen Thousand Dollars ($140,000.00), cash in hand paid, the receipt of which is hereby acknowledged, **DONNA MARIE HARDCASTLE and DORIS ANN WILSON,** married persons, by these presents do hereby quitclaim and convey unto **DENISE RENEE BUTTERWORTH,** a single person, and her successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of HARBOR VILLAGE, PHASE 3, as shown by plat of record in Instrument No. 20050331-0034862 and as corrected in Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John Jayaram and Jennifer Nalle, as tenants in common with right of survivorship from Westview Homes, LLC, be Deed dated April 27, 2007, as Instrument No. 20070503-0053109, and see also Scrivener's Affidavit of record in Instrument No. 20070724-0087732, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Donald Butterworth and Marjorie M. Butterworth, husband and wife, as tenants by the entirety of record in Instrument No. 20140620-0054193, Register's Office for Davidson County, Tennessee. The said Robert Donald Butterworth having died on or about April 5th, 2024 leaving Marjorie M. Butterworth as the surviving tenant by the entirety. The said Marjorie M. Butterworth having since died testate on December 22nd, 2025, Davidson County, Tennessee, Seventh Circuit Court Case No. 26P479 and pursuant to the Last Will & Testament, said property vested in Donna Marie Hardcastle, Denise Renee Lynn, and Doris Ann Wilson, as tenants in common with equal shares.

The said Marjorie M. Butterworth and Marjorie Marie Butterworth are one and the same person. The said Denise Renee Lynn and Denise Renee Butterworth are one and the same person.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations, (3) taxes of record and that have been assumed by the Grantee herein.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

Witness my hand this 15 day of May, 2026, the bargaining party, having caused my name to be signed hereto on said day and date.

Donna Marie Hardcastle
DONNA MARIE HARDCASTLE

Doris Ann Wilson
DORIS ANN WILSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DONNA MARIE HARDCASTLE**, the within named 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 at Goodlettsville, TN, this the 15 day of May, 2026.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC My Commission Expires: 11/26/2028

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DORIS ANN WILSON**, the within named 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 at Goodlettsville, TN, this the 15 day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 11/26/2028

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 5/15/26 [DATE].

AFFIANT SIGNATURE

5/18/26
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 18 day of May, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

