Karen Johnson Davidson County
Batch# 1435713 DEEDQC
06/18/2026 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260618-0055286

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2026.

Notary Public
My Commission Expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Beth Ann Wittrig Revocable Trust **768 Harpeth Trace Dr.** **Nashville, TN 37221**	**Same**	**143-2B-037.00-CO**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Beth Ann Wittrig has bargained and sold, and does hereby conveys, remises, releases and forever quitclaims unto Beth Ann Wittrig, Trustee of the Beth Ann Wittrig Revocable Trust established January 13, 2026, her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot 37 on the plan of Treetops at Harpeth Trace, a PUD, of record in Plat Book 6250, Page 455, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Beth Ann Wittrig by deed from James W. Deming and wife, Lynne M. Deming, of record in Instrument No. 20040920-0112485, Register's Office for Davidson County, Tennessee.

This is improved property known as 768 Harpeth Trace Drive, Nashville, Tennessee 37221.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13 day of January, 2026.

Beth Ann Wittrig

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 Beth Ann Wittrig the bargainor(s), 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 Brentwood, Tennessee, this 13th day of January, 2026.

Notary Public

My Commission expires 2/7/29

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance, 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 this 13 day of January 2026

Dated June 17, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 17 day of June, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL