Karen Johnson Davidson County
Batch # 1465124 DEEDQC
08/28/2026 12:31:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260828-0079974

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Truist Plaza, Suite 710
Nashville, TN 37219
(615) 259-4685

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Wendy Zerface Revocable Trust Wendall L. Zerface, Trustee 1712 Beechwood Avenue Nashville, Tennessee 37212	Same as Owner.	104 16 0 228.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Wendall L. Zerface**, as Grantor, by these presents does hereby quitclaim and convey unto the **Wendy Zerface Revocable Trust, U/A August 11, 2026,** as Grantee, all of her one-half right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described in the Exhibit "A" attached hereto.

This conveyance is executed on behalf of the Grantor, as principal, by her daughters, Amanda Anne Wentworth and Lellyett Elizabeth Wentworth, as attorneys-in-fact for Wendall L. Zerface, under a Durable General Power of Attorney recorded in the Register's Office for Davidson County, Tennessee on August 25, 2026, as Instrument No. 20260825-0078647.

This conveyance is of improved real property located at 1820 Beechwood Avenue,

Nashville, 37212 and is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand, this 26 day of August, 2026.

Lellyett Elizabeth Wentworth as attorney-in-fact for Wendall L. Zerface

Lellyett Elizabeth Wentworth, as attorney-in-fact for Wendall L. Zerface

for Wendall L. Zerface

STATE OF ~~TENNESSEE~~ Virginia MKB)
COUNTY OF ~~DAVIDSON~~ Arlington MKB)

Personally appeared before me, Molly Kathryn Barrett, a Notary Public in and for said State and County, **Lellyett Elizabeth Wentworth, as attorney-in-fact for Wendall L. Zerface**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August, 2026.

Molly K. Barrett
Notary Public

My Commission Expires: 7/31/2030

MOLLY KATHRYN BARRETT
NOTARY PUBLIC
REGISTRATION # 7520535
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 7/31/2030

WITNESS my hand, this 28 day of August, 2026.

Amanda Wentworth, as attorney-in-fact for Wendall L. Zerface

Amanda Anne Wentworth, as attorney-in-fact for Wendall L. Zerface

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Leigh Spiers, a Notary Public in and for said State and County, **Amanda Anne Wentworth, as attorney-in-fact for Wendall L. Zerface**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2026.

Leigh Spiers
Notary Public

My Commission Expires: 12/22/26

LEIGH SPIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My commission expires December 22, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Amanda Anne Wentworth, Affiant

Subscribed and sworn to before me this 28th day of August, 2026.

Leigh Spiers
Notary Public

My Commission Expires: 12/22/26

LEIGH SPIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My commission expires December 22, 2026

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 214 on Belmont Land Company's Plan, of record in Book 421, Page 34; Register's Office of Davidson County, Tennessee.

SAID part of Lot 214 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, with the easterly margin of 20th Avenue, South, formerly Altura Place or 19th Avenue, South, 187.5 feet to an alley.

Being the same property conveyed from James P. Zerface, Trustee and Grantor of the James P. Zerface Revocable Trust dated October 9, 1996, to Wendall L. Zerface, by of record at Instrument No. 20141203-0110708, Register's Office for Davidson County, Tennessee, dated November 14, 2014, and recorded on December 3, 2014.

The foregoing description was taken from the prior deed of record. *See* T.C.A. Section 66-24-121.