Davidson County DEEDQC
Recvd: 02/09/04 13:41 3pgs
Fees:17.00 Taxes:0.00
20040209-0015436

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

Name and Address of New Owner:
Kristopher B. Smotherman
3880 Priest Lake Drive #13
Nashville, TN 37217

Map and Parcel Number:
136-3A-97

Send Tax Bills To:
Same as New Owner

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **William R. Smotherman and Rena C. Castleman**, the undersigned, heirs of **Zettye Carla Smotherman a/k/a Zettye C. Smotherman,** deceased, forever quitclaim unto **Kristopher B. Smotherman**, his heirs and assigns, all right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 13, Building No. 19 in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Description is same as previous deed.
>
> Being the same property conveyed to Zettye C. Smootherman (sic) by warranty deed from Westley M. Muncil and wife, Ada Muncil, of record in Instrument 20030514-0065391, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3880 Priest Lake Dr., #13, Nashville, TN 37217. This conveyance is subject to all lawful easements and restrictions of record.

This quitclaim is made for the express purpose of vesting said Kristopher B. Smotherman with one hundred percent (100%) ownership interest in and to the herein-described property.

The undersigned grantors, who, along with the said Kristopher B. Smotherman, are the only heirs at law of Zettye Carla Smotherman, deceased, being first duly sworn according to law, declare and make oath as follows:

1. That grantors and grantee are adults and are under no disability at the time of execution of this instrument.
2. That the property described herein was vested in Zettye C. Smotherman, solely, the wife of William R. Smotherman and the mother of Rena C. Castleman and Kristopher B. Smotherman, her only children.

3. That Decedent died on August 16, 2003, intestate, and that this Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712 in order to confirm the vesting of title to the above-described real property.
4. That the estate of Zettye Carla Smotherman was administered as a small estate in the Seventh Circuit Court of Davidson County, Tennessee, docket number 03P-1846, and William R. Smotherman, Rena C. Castleman and Kristopher B. Smotherman are the owners of the described property by operation of law.
5. That William R. Smotherman and Rena C. Castleman desire to and do herein quitclaim their interest in the subject property to Kristopher B. Smotherman in order for Kristopher B. Smotherman to be the only owner of the property described herein.

In witness whereof, we have hereunto set our hands this 5 day of February 2004.

William R. Smotherman

Rena C. Castleman

Sworn to and subscribed before me this 5 day of February, 2004.

Notary Public

My Commission Expires:
3-19-06

RACHEL DALLAS MY COMM. EXP. NOTARY PUBLIC AT LARGE MARCH 19, 2006 RUTHERFORD CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 5th day of February 2004, before me personally appeared William R. Smotherman and Rena C. Castleman, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 5th day of February 2004.

Notary Public

My Commission Expires:

RACHEL DALLAS MY COMM. EXP. NOTARY PUBLIC AT LARGE MARCH 19, 2006 RUTHERFORD CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer is $-0-.

William R. Sutton
Affiant

Subscribed and sworn to before me this 5 day of February 2004.

RACHEL DALLAS
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
MARCH 19, 2006
RUTHERFORD CO. TENNESSEE

Rachel Dallas
Notary Public

My Commission Expires:

3-19-06

Prepared by Cumberland Title Co., 216 Centerview Dr., Ste. 139, Brentwood, TN 37075 from information provided by the parties. The preparer makes no warranties as to the status of the title.