This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY AT LAW**

FROM:

CAROL J. VAN HELTEBRAKE and
MARI JO VAN HELTEBRAKE MARTINEZ

BILL GARRETT, Davidson County
Trans:T20090058813 DEEDQC
Recvd: 08/27/09 12:32 6 pgs
Fees:32.00 Taxes:0.00
20090827-0080657

TO:

CAROL LYNN VAN HELTEBRAKE MAGRO
and PATRICIA ANN VAN HELTEBRAKE

QUITCLAIM DEED

New Owner & Address	Taxable Party	Unit - Block - Lot
Carol Lynn Magro Patricia Ann Van Heltebrake 8614 Center Court Fox River Grove, IL 60021	Carol Lynn Magro Patricia Ann Van Heltebrake 8614 Center Court Fox River Grove, IL 60021	102 11 0 008.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ .00.

Carol Lynn Magro

CAROL LYNN MAGRO, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2009.

SUSAN H. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Susan H. Armor

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-22-10.

DATE

This Instrument Prepared By:

HELEN S. ROGERS
Attorney at Law
2205 State Street
Nashville, TN 37203

(615) 320-0600

We, **CAROL J. VAN HELTEBRAKE** and **MARI JO VAN HELTEBRAKE MARTINEZ**, do hereby Quitclaim, with love and affection, as Tenants in Common, to **CAROL LYNN VAN HELTEBRAKE MAGRO** and ***PATRICIA ANN VAN HELTEBRAKE***, all our rights, title and interest in said real property as described below:

BEING Lot No. 389 on the Plan of Brook Meade, Section X, as of Record in Book 2331, Page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 389 fronts 145.00 feet on the northerly side of Adkisson Lane and runs back 310.20 feet on the westerly line and 200.00 feet on the easterly line to a dead line in the rear, measuring 181.30 feet thereon.

Being the same real property conveyed to Jerry Van Heltebrake by Bessie B. Condra, by David O. Condra, Attorney-in-fact of Bessie B. Condra, by Warranty Deed dated April 30th, 1991, of Record in Book 8340, Page 525, Register's Office for Davidson County, Tennessee.

This Deed was prepared from information provided by the parties herein, and the preparation of this Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This Conveyance is made subject to the attached Affidavit of Heirship filed herewith as Exhibit "A"

This is improved property, known as:

721 Adkisson Lane, Nashville, Davidson County, Tennessee 37205

WITNESSED My Hand this the 15th day of August, 2009.

LESLIE C. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Carol Van Heltebrake

CAROL J. VAN HELTEBRAKE

CAROL VAN HELTEBRAKE

Leslie C. Jackson

Mari Jo Martinez

MARI JO VAN HELTEBRAKE MARTINEZ

LESLIE C. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MARI JO ANN MARTINEZ

Leslie C Jackson

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, LESLIE C. JACKSON, a Notary Public in and for said County and State, the within named **CAROL J. VAN HELTEBRAKE**, 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 of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 15th day of August, 2009.

NOTARY PUBLIC

My Commission Expires: MAY 8, 2012.
DATE

LESLIE C. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, LESLIE C. JACKSON, a Notary Public in and for said County and State, the within named **MARI JO VAN HELTEBRAKE MARTINEZ**, 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 of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 15th day of August, 2009.

NOTARY PUBLIC

My Commission Expires: MAY 8, 2012.
DATE

LESLIE C. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

HELEN SFIKAS ROGERS
LAWRENCE J. KAMM
ROGERS & ASSOCIATES
The Wind in the Willows Mansion
2205 State Street
Nashville, Tennessee 37203
Phone No. (615) 320-0600
Fax No. (615) 320-9933

AFFIDAVIT OF HEIRSHIP

Affiant, ***NANCY R. GRIFFITH***, after first being duly sworn according to law, states that: she is an adult citizen and a resident of Nashville, Davidson County, Tennessee; that she has been a life long resident of Nashville, Davidson County, Tennessee for the past Fifty Four (54) years; and that she further deposes and states the following:

She was a friend of the Decedent, Jerry Van Heltebrake and has known the family of the Decedent, Jerry Van Heltebrake and his surviving wife, Carol J. Van Heltebrake, their three (3) daughters, Carol Lynn Van Heltebrake Magro, Patricia Ann Van Heltebrake and Mari Jo Van Heltebrake Martinez, for many years and knows them personally and that the following statements are correct and complete:

1. Jerry Van Heltebrake and Carol J. Van Heltebrake, husband and wife, were married to each other in Illinois in 1951. This was their only marriage, as neither was ever married to any other spouse. Carol J. Van Heltebrake is the surviving spouse of the Decedent, Jerry Van Heltebrake who died on June 9, 2008, in Nashville, Davidson County, Tennessee. Carol J. Van Heltebrake, is a resident of Nashville, Davidson County, Tennessee.



2. Four (4) children were born of the marriage of Jerry Van Heltebrake and Carol J. Van Heltebrake. The first (1st) born child was named Jerry L. Van Heltebrake, Jr. He was born on March 10, 1952. Jerry L. Van Heltebrake, Jr., died on May 12, 1978, in Nashville, Davidson County, Tennessee without ever being married or having any children to surviving him.

3. The second (2nd) born child was named Carol Lynn Van Heltebrake. She was born on March 19, 1954. Carol Lynn Van Heltebrake Magro is a resident of Fox River Grove, McHenry County, Illinois.

4. The third (3rd) born child was named Mari Jo Van Heltebrake. She was born on May 12, 1957. Mari Jo Martinez is a resident of Woodbury, Cannon County, Tennessee.

5. The fourth (4th) born child was named Patricia Ann Van Heltebrake. She was born on November 8, 1962. Patricia Ann Van Heltebrake is a resident of Telluride, San Miguel County, Colorado.

This Affidavit is freely given pursuant to *Tennessee Code Annotated §§ 30-2-712 et seq.*, to help establish and reflect the heirship with respect to any real or personal property owned by the Decedent, Jerry Van Heltebrake and his wife, Carol J. Van Heltebrake in Nashville, Davidson County, Tennessee, or elsewhere.

Further Affiant saith not.

NANCY R. GRIFFITH

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, KATHLEEN E. MARCOTTE, a Notary Public in and for said County and State, the within named **NANCY R. GRIFFITH**, 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 of therein contained.

WITNESS my hand at Nashville, Davidson County, Tennessee, this the 14th day of August, 2009.

Kathleen E. Marcotte
NOTARY PUBLIC

KATHLEEN E. MARCOTTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-06-13
DATE

L:\REAL ESTATE.LAW\AFFIDAVI.FIL\HEIRSHIP\VANHELTEBRAKE.AFFIDAVIT OF HEIRSHIP.2009.WPD[1908]