THIS INSTRUMENT HAS BEEN PREPARED WITHOUT BENEFIT OF ABSTRACT OR OPINION OF TITLE, AND PREPARER DOES NOT WARRANT CORRECTNESS OF LEGAL DESCRIPTION OR STATUS OF TITLE.

This Instrument Prepared by:
The Law Office of S. Brad Dozier
138 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS OF NEW OWNER:
Valerie Watson
2907 Sunset Drive
Nashville, TN 37207

SEND TAX BILL TO:
New Owner

Map/Parcel: 060-07-0-130.00

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL MEN BY THESE PRESENTS, that **the undersigned heirs of Susie Couch Watson, deceased,** for and in consideration of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, have hereby bargained and sold, and do hereby remise, release, convey and forever quitclaim unto **Valerie E. Watson, a single person,** her heirs and assigns, all right, title and interest in and to certain land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, page 42, Register's Office for said County.**
>
> **Said Lot No. 31 fronts 90 feet on the southwesterly side of Sunset Drive and extends back 301.4 feet on the northwesterly line and 274.2 feet on the southeasterly line to a broken line in the rear measuring 109.4 feet thereon.**
>
> **Being the same property conveyed to Susie Couch Watson and Valerie E. Watson, both unmarried, by Warranty Deed from Audrey Hampton Farrell, unmarried, dated April 27, 2004 and recorded May 13, 2004, in Instrument No. 20040513-0055640, Register's Office for Davidson County, Tennessee.**

This is improved property known as **2907 Sunset Drive, Nashville, TN 37207.**

BILL GARRETT, Davidson County
Trans:T20120002254 DEEDQC
Recvd: 01/10/12 12:10 5 pgs
Fees:28.00 Taxes:6.35
20120110-0002588

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

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

The undersigned grantors who, along with said Valerie E. Watson, are the only heirs at law of Susie Couch Watson, deceased, being first duly sworn according to law, declare as follows:

1. The property described above was vested in our mother, Susie Couch Watson, and our sister, said Valerie E. Watson, as tenants in common. Our mother's interest in said property was an undivided 7.33% interest. Valerie E. Watson's interest in said property was an undivided 92.67% interest.

2. Our mother, Susie Couch Watson, died on December 19, 2009, in Davidson County, Tennessee, leaving no will.

3. There were born of our mother six (6) children, namely Barbara Brown, Nina S. Green, Dottie L. Watson, William D. Watson, Jr., Valerie E. Watson, and Viviyonne Lee. All children survived our mother. Our mother, Susie Couch Watson, had no other children except those herein named.

4. Upon the death of our mother, Susie Couch Watson, who died intestate, title to her interest in the property described above was vested in her six (6) surviving children by operation of law. The undersigned grantors desire to (and do herein) convey our interest in the subject property to our sister, Valerie E. Watson, so that she alone will be the owner of the property.

DATED this the 28 day of December, 2011.

Dottie L. Watson

STATE OF New York)
COUNTY OF Albany)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dottie L. Watson, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

WITNESS my hand and official seal at office on this the 28 day of December, 2011.

Julie S. Sagendorph
NOTARY PUBLIC

My commission expires: July 2 2015

JULIE S. SAGENDORPH
Notary Public, State of New York
Qualified in Albany County
No. 01MC6060863
My Commission Expires July 2, 2015

JULIE S. SAGENDORPH NOTARY PUBLIC STATE OF NEW YORK

DATED this the 29th day of Dec., 2011.

Barbara Brown

Barbara Brown

STATE OF Maryland)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Brown, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

WITNESS my hand and official seal at office on this the 29 day of Dec., 2011.

Terry D. Carter
NOTARY PUBLIC

My commission expires: 2-9-13

TERRY D. CARTER
Notary Public
State of Maryland
Montgomery County
My commission exp. February 9, 2013

Nina S. Green

William D. Watson, Jr.

Viviyonne Lee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nina S. Green, William D. Watson, Jr., and Viviyonne Lee, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

WITNESS my hand and official seal at office on this the 5th day of December, 20 11.

NOTARY PUBLIC

MATT BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 05/17/2015

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $1,715.32.

Affiant

Subscribed and sworn to before me on this the 5th day of December, 20 11.

NOTARY PUBLIC

MATT BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 05/17/2015