This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans: T20130091990 DEEDQC
Recvd: 10/28/13 08:36 2 pgs
Fees: 12.00 Taxes: 0.00
20131028-0111597

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $.00.

Elaine C. Williams
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24th DAY OF October, 2013

Mary Birthright
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-15

ADDRESS NEW OWNER:
Michael B. Mueller
4021 Bryce Road
Nashville, TN 37211

SEND TAX BILLS TO:
same as new owner

TAX MAP/PARCEL NO:
043100A03300CO

QUITCLAIM DEED AND AFFIDAVIT OF PRIOR FAILED CONVEYANCE

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, **LYNN ELLEN SMITH, ABBIE JEAN THRASH AND JAN VINITA WHITE** by these presents do hereby quitclaim and convey unto **MICHAEL B. MUELLER,** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

> Being Unit No. B-203 on the Plan of Madison Park Condominiums, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551 and corrected by Book 8014, Page 416, Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 5200, pages 179 thru 182, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to M. Estelle Carter by deed from Donna Gosnell of record in Deed Book 10206, page 805, Register's Office for said County. The said M. Estelle Carter has since died intestate, and the Grantors are all of her heirs at law as set out in an Affidavit of Heirship placed of record herewith.

This property was the subject of a failed chain of title deriving from M. Estelle Carter, as follows: (1) An attempted conveyance by M. Estelle Carter to an "E. M. Irrevocable Trust", [being a typographically erroneous attempt to name an "E. M. Carter Irrevocable Trust", in which Gwythalynne A. Mueller was identified as Trustee, by quitclaim of record as Instrument 20090210-0011501, said Register's Office, (2) by "E. M. Carter Irrevocable Trust" to Gwythalynne A. Mueller by a quitclaim of record as Instrument 20090615-0055157, said Register's Office, and finally (3) by Gwythalynne A. Mueller to Michael B. Mueller, by quitclaim of record as Instrument 20130626-0065623, said Register's Office. Grantors, and Gwythalynne M. Mueller, all being duly sworn, certify by their execution hereof that no such trust was ever finalized and executed by M. Estelle Carter.

THIS IS IMPROVED PROPERTY KNOWN AS: 555 DUPONT AVENUE UNIT B-203, MADISON, TN 37115

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand and seal on this the 27th day of September, 2013.

Lynn Ellen Smith
LYNN ELLEN SMITH

Abbie Jean Thrash
ABBIE JEAN THRASH

Jan Vinita White
JAN VINITA WHITE

State of Texas)
County of Harris)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **LYNN ELLEN SMITH,** the within named bargainor, 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, at office, this 27th day of September, 2013.

Notary Public

My commission expires: April 9, 2014

PRISCILLA ZOCH
Notary Public
STATE OF TEXAS
My Comm. Exp. October 30, 2016

State of South Dakota)
County of Pennington)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **ABBIE JEAN THRASH,** the within named bargainor, 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, at office, this 26th day of September, 2013.

Linda L. Johnson
Notary Public

My commission expires:

State of Alabama)
County of Madison)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **JAN VINITA WHITE,** the within named bargainor, 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, at office, this 30th day of September, 2013.

Notary Public

My commission expires:

My Commission Expires 10/04/2016