BILL GARRETT, Davidson County
Trans:T20140076155 DEEDQC
Recvd: 10/08/14 13:40 8 pgs
Fees:47.00 Taxes:0.00
20141008-0093400

PREPARED BY:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 29 day of Oct, 2014.

Dorothy E. Welch
NOTARY PUBLIC
My Commission Expires: 5-17-15

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Kelle Clarke Ross
337Vanderbilt Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Owner

Map/Parcel 53 3 28

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of creating a Tenancy in Common with Rights of Survivorship with the Named party, **Kelle Clarke- Ross ("Grantor")** does hereby quitclaim and convey her interest unto **Donald R. Barrett, Jr., Trustee**, his successors and/or assigns the following described parcel of land in **Davidson County**, Tennessee:

Tract I
Being Lot No 61 Section C, Village of Old Hickory, as shown on the plan recorded July 16, 1948 in Book 1424, page 66 Register's Office for Davidson County, Tennessee; fronting 62.0 feet on Elliston Street, containing 0.10 acres more or less
Tract II
Being Lot No. 61A, Section C, Village of Old Hickory, as shown on Plat showing Lots 56, 61A, 62A, 63A, 64A and 59A recorded June 15, 1950 in Book 1835, page 2 Register's Office for Davidson County, Tennessee; fronting 62.0 feet on DeBow Street, containing 0.09 acres more or less

Being the same property conveyed to Daniel Clarke by deed from James R. Pearson and wife, Flossie G. Pearson of record in Book 6297, page 943. The said Daniel Clark having died on April 30, 2014 vesting the property in Kelle Clarke-Ross by virtue as shown on the Affidavits of Heirship attached hereto as Exhibits A.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Kelle Clarke-Ross

Kelle Carke-Ross

And now, I, the said **Donald R. Barrett, Jr., Trustee** for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Kelle Clarke-Ross, Carolyn Jane McMahan and Grant C. McMahan as Tenants in Common with Rights of Survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 29 day of September, 2014.

Donald R. Barrett, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelle Clarke-Ross with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2014.

Notary Public

M. TUTTLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 05/18/17

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of September, 2014.

Dorothy E. Welch

Notary Public

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5-17-15

Prepared by:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

Comes now the undersigned, and after being duly sworn and pursuant to TCA 30-2-712, deposes and says:

1. That she is familiar with the estate and heirs of Daniel Clarke (deceased) having been a family friend for over 30 years;

2. That Daniel Clarke was the owner of property located at 1211 Elliston Street, Old Hickory, Davidson County, Tennessee and described as follows:

   A certain tract or parcel of land in the Fourth Civil District of Davidson County, described as follows:

   Tract I

   Being Lot No 61 Section C, Village of Old Hickory, as shown on the plan recorded July 16, 1948 in Book 1424, page 66 Register's Office for Davidson County, Tennessee; fronting 62.0 feet on Elliston Street, containing 0.10 acres more or less

   Tract II

   Being Lot No. 61A, Section C, Village of Old Hickory, as shown on Plat showing Lots 56, 61A, 62A, 63A, 64A and 59A recorded June 15, 1950 in Book 1835, page 2 Register's Office for Davidson County, Tennessee; fronting 62.0 feet on DeBow Street, containing 0.09 acres more or less

   Being the same property conveyed to Daniel Clarke by deed from James R. Pearson and wife Flossie G. Pearson of record in Book 6297, page 943 Register's

Office for Davidson County, Tennessee.

3. That Daniel Clarke died on April 30, 2014 at the age of 81 years;

4. That Daniel Clarke had a will but his heirs have chosen not to probate;

5. That Daniel Clarke was unmarried at the time of his death;

6. That Daniel Clarke had one (1) child and her name was Kelle-Clarke Ross;

7. That as a result of the death of Daniel Clarke, Kelle Clarke Ross is the sole heir at law of Daniel Clarke;

8. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Daniel Clarke and that it will be relied on by Stewart Title Guaranty Company to insure proper transfer and title to the real estate owned of record by Daniel Clarke to the heirs at law;

9. That the undersigned agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell, Stewart Title Guaranty Co., and Stewart Title Company from any and all claims that may be made against them by or on account of the Estate of Daniel, whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Daniel Clarke as a result of providing false and misleading information.

Executed this 10 day of Sept, 2014.

Kaye Prince

Kaye Prince

STATE OF Tennessee
COUNTY OF Wilson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Betty Guffy, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 10 day of September 2014.

Kara Torphy
Notary Public

My Commission Expires: 11-5-16

KARA S. TORPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Prepared by:
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

Comes now the undersigned, and after being duly sworn and pursuant to TCA 30-2-712, deposes and says:

1. That she is familiar with the estate and heirs of Daniel Clarke (deceased) having been a family friend for over 30 years;

2. That Daniel Clarke was the owner of property located at 1211 Elliston Street, Old Hickory, Davidson County, Tennessee and described as follows:

   A certain tract or parcel of land in the Fourth Civil District of Davidson County, described as follows:

   Tract I

   Being Lot No 61 Section C, Village of Old Hickory, as shown on the plan recorded July 16, 1948 in Book 1424, page 66 Register's Office for Davidson County, Tennessee; fronting 62.0 feet on Elliston Street, containing 0.10 acres more or less

   Tract II

   Being Lot No. 61A, Section C, Village of Old Hickory, as shown on Plat showing Lots 56, 61A, 62A, 63A, 64A and 59A recorded June 15, 1950 in Book 1835, page 2 Register's Office for Davidson County, Tennessee; fronting 62.0 feet on DeBow Street, containing 0.09 acres more or less

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Office for Davidson County, Tennessee.

3. That Daniel Clarke died on April 30, 2014 at the age of 81 years;

4. That Daniel Clarke had a will but his heirs have chosen not to probate;

5. That Daniel Clarke was unmarried at the time of his death;

6. That Daniel Clarke had one (1) child and her name was Kelle Clarke Ross;

7. That as a result of the death of Daniel Clarke, Kelle Clarke-Ross is the sole heir at law of Daniel Clarke;

8. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Daniel Clarke and that it will be relied on by Stewart Title Guaranty Company to insure proper transfer and title to the real estate owned of record by Daniel Clarke to the heirs at law;

9. That the undersigned agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell, Stewart Title Guaranty Co., and Stewart Title Company from any and all claims that may be made against them by or on account of the Estate of Daniel, whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Daniel Clarke as a result of providing false and misleading information.

Executed this 10 day of Sept., 2014.

Betty Guffy

STATE OF Tennessee
COUNTY OF Wilson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Kay Prince, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 10 day of September, 2014.

Kara Torphy
Notary Public

My Commission Expires: 11-5-16

