This Instrument Prepared By:
Sherrard & Roe PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 03/20/15 13:45 4 pgs
Fees:22.00 Taxes:0.00
20150320-0024261

QUITCLAIM DEED

Address New Owners:
Sarah Brown
2629 Bethwood Drive
Nashville, TN 37207

Send Tax Bills To:
same

Map/Parcel Number:
052 0 3 146.00

WHEREAS, Ruby Brown, being one and the same person as Ruby Almattie Brown, died on October 2, 2011 (the "Decedent"); and

WHEREAS, an Affidavit of Heirship was executed by the Decedent's husband, Johnny L. Brown, Sr., of record at Instrument No. 20111230-0102131 Register's Office for Davidson County Tennessee; and

WHEREAS, the Affidavit of Heirship, inadvertently listed as heirs only the Decedent's husband, Johnny L. Brown, Sr., and one (1) living child, Johnny L. Brown, Jr., as of the date of the Decedent's death; and

WHEREAS, the Decedent also had a child, Cynthia E. McCray Jackson, who predeceased the Decedent having died on December 27, 1992, who was not referenced in said Affidavit of Heirship, in error; and

WHEREAS the issue of Cynthia E. McCray Jackson was a daughter, April McCray, the grandchild and an heir-at-law of the Decedent as the sole issue of Cynthia E. McCray Jackson; and

WHEREAS, Johnny L. Brown, Sr. joins in this deed to acknowledge that the omission of April McCray in the Affidavit of Heirship was in error and hereby states that the Decedent had two (2) children, being (i) Johnny L. Brown, Jr. who survived the Decedent and (ii) Cynthia E. McCray Jackson, who predeceased the Decedent, and whose issue was April McCray, grandchild of the Decedent, and that the heirs-at-law of the Decedent as of the Decedent's date of death were, Johnny L. Brown, Sr., Johnny L. Brown, Jr. and April McCray; and

WHEREAS, Johnny L. Brown, Sr. has recorded an Affidavit of Heirship at Instrument No. 20150320-0024221, Register's Office for Davidson County, to correct the omission and error in the Affidavit of Heirship of record at Instrument No. 20111230-0102131 Register's Office for Davidson County Tennessee.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, April McCray (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Sarah Brown (the "Grantee"), in fee simple, said property being a

tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being Lot No. 128 on the Plan of a re-subdivision of Lots 127 and 128 of Sherpardwood Subdivision, Section 2, as of record in Book 4660, page 84 Register's Office for Davidson County Tennessee, to which plan reference is here made for a more complete description.

Being part of the property conveyed to Ruby Brown by deed from Cynthia E. McCray Jackson and husband, Clyde Jackson, of record in Book 8678, page 567 Register's Office for Davidson County Tennessee. The said Ruby Brown having died on October 2, 2011, and whose interest in the Property vested in her heirs at law being her husband Johnny L. Brown, Sr., her son, Johnny L. Brown, Jr., and her granddaughter, April McCray.

The legal description is the same as the previous deed of record.

This is improved property known as 2629 Bethwood Drive, Nashville, Tennessee 37207.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 17 day of March, 2015.

April McCray, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared April McCray, Grantor, 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 and seal at office in Nashville, Tennessee, this 17th day of March, 2015.

Notary Public

My Commission Expires: July 3rd, 2017

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2017

Johnny L. Brown, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Johnny L. Brown, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11th day of March, 2015.

Notary Public

My Commission Expires: 9/11/2017

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Affiant

Subscribed and sworn to before me this 17th day of March, 2015.

Notary Public

My Commission Expires: 9/11/17

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Will L Hal

William L. Harbison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of March, 2015.

Notary Public

My Commission Expires: 9/11/2017

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 11, 2017
STATE OF TENNESSEE