QUITCLAIM DEED
AND
AFFIDAVIT OF HEIRSHIP



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Beverly Garrett
Affiant

Subscribed and sworn to before me this 2nd day of February, 2016.

Notary Public Melissa Cornwell
My Commission expires: March 10, 2019
(affix seal)

THIS INSTRUMENT PREPARED BY: Kristal Boone, Attorney, 750 Old Hickory Blvd., Bldg. 2 Suite 150, Brentwood, TN 37027		
NEW OWNER:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Beverly Garrett	Beverly Garrett	01500010300
2030 Woodwind Circle	2030 Woodwind Circle	
Greenbrier, TN 37073	Greenbrier, TN 37073	

KNOW ALL PERSONS by these presents that the undersigned heir of Dorris Windell Williams, deceased, for adequate consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does remise, release and forever quitclaim unto Beverly Garrett, her heirs and assigns, all right, title and interest owned by the undersigned in a certain tract or parcel of improved land in Davidson county, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

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

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

The undersigned grantor who, along with said sibling, are the only heirs at law of Dorris Windell Williams, deceased, being first duly sworn according to law, declare as follows:

1. The property described on Exhibit A was vested in our parents, Dorris Windell Williams and wife, Dorothy L. Williams, as tenants by the entirety.

BILL GARRETT, Davidson County
Trans:T20160011331 DEEDQC
Recvd: 02/10/16 13:12 3 pgs
Fees:17.00 Taxes:0.00
20160210-0012916

2. Our mother, Dorothy L. Williams, died June 26, 2015, leaving our father alone vested with title to the subject property. He, Dorris L. Williams, died on August 24, 2015 in Davidson county, Tennessee.

3. There were born to our parents two (2) children, namely Beverly Ann Williams Garrett and Kenneth Dale Williams. All named children survive. Neither of our parents, Dorris Windell Williams and Dorothy L. Williams, ever had any other children except those hereinabove named.

4. Upon the death of our father, Dorris Windell Williams, title to the property described in Exhibit A was vested in his two (2) children by operation of law. The undersigned grantor desires to (and does herein) convey his interest in the subject property to his sister, Beverly Garrett, so that she alone will be the owner of the property.

DATED this 2nd day of Feb, 2016.

Beverly Garrett

Beverly Garrett

Kenneth Dale Williams

Kenneth Dale Williams

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly Garrett and Kenneth Dale Williams, with whom I am personally acquainted, and who acknowledged that they 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, at Nashville, Tennessee, this 2nd day of Feb., 2016.

Melissa Cornwell

Notary Public

My Commission Expires: March 10, 2019

Melissa Cornwell STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Exhibit A
Description

Land in the 14th, formerly the 24th, Civil District of said County, being the northwesterly part of Tract No. 5 on the Map of the Subdivision of the Weaver-Harris et al. Lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, February 6, 1954, as follows:

Beginning at an iron pin on the southerly margin of Union Hill Road, as now located, said iron pin being south 3° west 45.6 feet from the northeast corner of the part of Tract No. 4 on said plan conveyed to William Lord and wife, Mildred Lord by deed from P.C. Baxter and wife, of record in book 1718, page 630, Register's Office for said County, said point being also 45.6 feet southerly from a point in the old Goodlettsville Pike; thence with a fence, the eastern boundary line of said Lord's property south 3° west 388 feet to an iron pin set in fence line; thence south 87° east 208 feet to another iron pin; thence north 3° east 420 feet to an iron pin in the southerly margin of said Union Hill Road, as now located; thence north 75° 15' west 110 feet to an iron pin in said road; thence south 88° 15' west 99 feet to another iron pin in said road, the northeast corner of the said Lord property; thence with the eastern boundary line of the said Lord Property south 3° west 45.6 feet to the beginning, containing 2 acres, more or less.

SOT, Book 2249 page 205, RODC, TN.