BILL GARRETT, Davidson County
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20160210-0012917

# QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

Melissa Cornwell STATE OF TENNESSEE NOTARY PUBLIC Davidson County

STATE OF TENNESSE
COUNTY OF Davidson

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

Kenneth Williams
Affiant

Subscribed and sworn to before me this 2nd day of January, 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.:** |
| Kenneth Dale Williams | Kenneth Dale Williams | ~~14D 18030~~ 009000024 00 |
| 7675 Whites Creek Pike | 7675 Whites Creek Pike | |
| Joelton, TN 37080 | Joelton, TN 37080 | |

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 Kenneth Dale Williams, his 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 parent, Dorris Windell Williams.

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. Our father, Dorris Windell Williams, never 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 her interest in the subject property to her brother, Kenneth Dale Williams, so that he 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

A certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert, December 7, 1968, as follows:

BEGINNING at a point in Nashville Springfield Road, 7 ½ feet north of center and at the northeast corner of Baxter Property; thence South 69°30' East in Nashville Springfield Road, 297 feet to a point; thence South 33°30' West 49.5 feet to an iron pin in the northerly margin of a driveway; thence with said margin of said driveway, South 30° West 330 feet to a corner post, being Baxters southeast corner; thence North 20° East 264 feet with a fence, Baxters easterly line, to the point of beginning, and containing about 1.0 acres.

Being the same property conveyed to Lee Chambliss by deed from J.W.Knight, Trustee, of record in Book 454, page 667, said Register's Office.

The said Lee Chambliss grants to Dorris W. Williams, his heirs and assigns, an easement for the use of that certain driveway along the southeasterly part of said property shown on said survey heretofore mentioned.

SOT, Book 4297 page 277, RODC, TN.