BILL GARRETT, Davidson County
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G#28480-2
THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

AFFIDAVIT CONFIRMING CONVEYANCE AND VESTING OF TITLE TO REAL PROPERTY

RE: 913 Otter Creek Road
Nashville, Tennessee 37220
Map 146-13-0-002.00

DISTRICT OF COLUMBIA)
COUNTY OF Washington)

The undersigned, John David Brooks, an adult resident of McLean, Virginia, being first duly sworn, deposes and says as follows to the best of his knowledge and belief:

1. I am the grandson of Elbert D. Brooks, who died January 14, 2015. At the time of his death, my grandfather was a resident of Tucson, Pima County, Arizona. By deed recorded in Book 1439, page 489, Register's Office for Davidson County, Tennessee, title ownership of the referenced property (the "Property") vested in Elbert D. Brooks and wife, Charlotte L. Brooks as tenants by the entirety. The Property is more fully described on the attached Exhibit A, which is incorporated herein by reference. Upon the death of Charlotte L. Brooks on August 28, 1996, the title to the property vested in Elbert D. Brooks as surviving tenant by the entirety.

2. On May 1, 1997, Elbert D. Brooks established the Brooks Revocable Living Trust (the "Trust") by executing a Trust Agreement dated May 1, 1997 which had been prepared by Jon L. Setzer, Attorney, with Elbert D. Brooks installed as the initial Trustee of said Trust. By Amendment of Revocable Living Trust dated February 1, 2012, the Successor Trustee was confirmed to be John David Brooks of McLean, Virginia.

3. Also on May 1, 1997, Elbert D. Brooks transfered and conveyed the referenced Property to Elbert D. Brooks, Trustee of the Brooks Revocable Living Trust U/A/D May 1, 1997 by quitclaim deed, a copy of which is attached hereto as Exhibit B.

4. Also on May 1, 1997, Elbert D. Brooks executed and published a paper writing entitled as Last Will and Testament of Elbert D. Brooks (the "Will"), a copy of which is attached hereto as Exhibit C. The Will has not been submitted for probate in any jurisdiction. The provisions of the unprobated Will specify that all assets of the said Elbert D. Brooks were to pass upon his death to the Trustee of the Trust.

5. This Affidavit has been executed and published to establish that the said Elbert D. Brooks intended to, and did, transfer and convey the Property to the Trustee of the Trust. The undersigned declares that the Property remains vested in the Trust subject to the control and administration by the said Trustee.

This 24 day of May, 2016

John David Brooks, Trustee
John David Brooks

Sworn to and subscribed
before me this 24 day
of May, 2016

Notary Public
My Commission Expires: 11-14-2019

RYAN C. JOHN
NOTARY PUBLIC
11-14-2019
DISTRICT OF COLUMBIA

EXHIBIT "A"

Legal Description

LAND in DAVIDSON County, Tennessee, being Lot No. 1 and part of Lot No. 2 on the Plan of Forest Acres Subdivision, Section 5, as of record in Book 3106, Page 122, Register's Office for DAVIDSON County, Tennessee.

SAID Lot No. 1 and part of Lot No. 2 front 129.85 feet on the southerly side of Otter Creek Road and extend back 377.83 feet on the westerly line and 307.62 feet on the easterly line to a dead line, measuring 173.15 feet thereon.

EXHIBIT "B"

QUITCLAIM DEED

This document prepared by Jon L. Setzer, Attorney-At-Law, Suite 505, Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205

FROM: Elbert D. Brooks, Individually

TO: Elbert D. Brooks, Trustee U/A/D MAY 0 1 1997 of the Brooks Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto.

MAP/PARCEL NUMBERS:

Name and Address of
Property Owner: Elbert D. Brooks, 911 Otter Creek Road, Nashville, TN 37220

Send Tax Bills To: (SAME)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration for this transfer is: No Monetary Consideration

Elbert D. Brooks
Affiant

Subscribed and sworn to before me, this date: MAY 0 1 1997

Jon L. Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

I hereby QUITCLAIM to Elbert D. Brooks, Trustee and any Successor Trustees thereto, U/A/D MAY 0 1 1997 and any amendments thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being Lot No. 1 and part of Lot No. 2 on the Plan of forest Acres Subdivision, Section 5, as of record in Book 3106, Page 122, Register's Office for said County.

Being the same property conveyed to Elbert D. Brooks and wife, Charlotte L. Brooks (now deceased), from Charles Boone Pigg and wife, Gail P. Pigg, by deed of record in Book 1439, Page 489, Register's Office for Davidson County, Tennessee.

Note #1: The Grantor(s) and the Grantee(s) are one and the same person(s).
Note #2: It is the intention of the Grantor(s) by this deed to transfer ownership of the herein described property to the Grantee(s) in order to place said property into a Revocable Inter-vivos ("Living") Trust. The property retains the same character.

This unimproved/improved property is known as: 911 Otter Creek Road, Nashville, TN

Witness my hand(s) on MAY 01 1997

GRANTOR: ELBERT D. BROOKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JON L. SETZER, a Notary Public in and for said County and State, the within named Elbert D. Brooks, the Bargainor(s) 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 official seal at Nashville, Tennessee, on MAY 01 1997

Notary Public

My Commission Expires: Nov. 28, 1998

EXHIBIT "C"

LAST WILL AND TESTAMENT OF ELBERT D. BROOKS

I, Elbert D. Brooks, a citizen and resident of Nashville, Tennessee, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other Wills or Codicils by me at any time made.

FIRST: I nominate and appoint George H. Cate, Jr., to serve as Executor without bond. In the event that he is unable or unwilling to serve for any reason, then I appoint John David Brooks, to serve as Executor in his place, also without bond.

SECOND: I direct that all of my just debts, funeral expenses, costs or administration, and taxes, if any, be paid as soon as practicable after my death.

THIRD: All the rest, residue and remainder of my estate, of whatsoever kind or nature, or wherever located, I give, devise, and bequeath to my acting Trustee under that certain Trust Agreement dated MAY 0 1 1997, (which Agreement may be amended from time to time prior to my death). Said devise and bequest shall be added to the principal of the aforesaid Trust Agreement, to be held and distributed as though an original part thereof.

FOURTH: The term "Testator" used herein includes the definition of the term "Testatrix", and the term "Executor" includes the definition of the term "Executrix".

IN WITNESS WHEREOF, I have hereunto set forth my hand on this date MAY 0 1 1997, and do publish and declare this to be my Last Will and Testament, in the presence of each and all of the subscribing witnesses who I have requested to act as such by signing the Attestation Clause and affidavit below pursuant to the provisions of Tennessee Code Annotated 32-2-110.

Elbert D. Brooks
ELBERT D. BROOKS

Signed and published in our presence, and we have subscribed our names hereto in the presence of the Testator, and in the presence of each other on this date MAY 0 1 1997.

Christina L. Neeley
WITNESS

Marion Cl. Setzer
WITNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, the undersigned, after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament was signed by Elbert D. Brooks, the Testator herein, and at that time acknowledged, published and declared by the Testator to be the Testator's Last Will and Testament, and in the sight and presence of us, the undersigned, and who at the Testator's request and in the Testator's presence and in the sight and presence of each other, have subscribed our names as attesting witnesses on this date MAY 0 1 1997, and we further make oath or affirm that the Testator appeared to be of sound mind and disposing memory, and we believe the Testator to be so, and did not appear under any undue influence of any person, and was more than 18 years of age; and that each of the attesting witnesses is more than 18 years of age.

Christina L. Neeley
WITNESS

Marcia A. Setzer
WITNESS

Sworn to and subscribed before me on this date MAY 0 1 1997

Jon L. Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

This Document Prepared by:
Jon L. Setzer, Attorney at Law
Suite 505, Cavalier Bldg.
95 White Bridge Road
Nashville, Tennessee 37205

