BILL GARRETT, Davidson County
Trans:T20170034331 DEEDQC
Recvd: 04/24/17 13:13 2 pgs
Fees:12.00 Taxes:0.00
20170424-0039972

FROM: BRENDA CAROL BROADWAY

TO: EVELYN JOYCE MORRISON

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

Evelyn Joyce Morrison
1616 Deerfield Drive
Clarksville, TN 37043

Same
New Owner

Map 090-16-0
Parcel 209.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
P. O. Box 774, Kintston Springs, TN 37082

Upon information furnished by the parties and without benefit of title examination or title insurance and no closing thereupon.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 0.00, for love and affection, without monetary consideration.

Brenda Broadway Affiant
Sworn to and subscribed before me this
19 day of April, 2017.
Sonya Pearson
NOTARY PUBLIC

My Commission Expires: 11-30-20

I, Brenda Carol Broadway, do hereby quitclaim **to Evelyn Joyce Morrison**, all of **my twenty-five (25%) percent undivided interest,** in the following described tract of land in Davidson County, Tennessee, to wit:

SONYA PEARSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Land in Davidson County, Tennessee, being Lot No. 392 on the plan of Charlotte Park Section 5, of record in Book 2663, Page 111, Register's Office for said County.

Said Lot No. 392 fronts 65.00 feet on the northwesterly margin of Henry Ford Drive and extends back 132.00 feet on the northeasterly line and 118.00 feet on the southwesterly line to a broken line in the rear, measuring 98.5 feet thereon.

Being the same property conveyed to Charlie W. Harrison and wife, Bonnie M. Harrison, by deed from Carolyn S. Cook, unmarried, of record in Book 7232, Page 741, Register's Office for Davidson County, Tennessee. The said Charlie W. Harrison and Bonnie M. Harrison having subsequently divorced by a Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennessee, No. 92D-2396, with a certified copy thereof being of record in Instrument No. 20170315-0025282, said Register's Office. The decree of divorce provided *inter alia* that the divorcing parties were to own the property decribed above as tenants in common from the date of final decree. The tenant in common, Bonnie M. Harrison, a/k/a Bonnie Maybelle Stinson Harrison and Bonnie Maybelle Harrison, died unmarried

(and without remarriage or subsequent marriage) and intestate on November 29, 2006, as to her undivided one-half interest in and to the aforedescribed improved tract of land. The tenant in common, Charlie W. Harrison, a/k/a Charles Washington Harrison, died unmarried (and without remarriage or subsequent marriage) and intestate on November 19, 2007.

Affidavits of Heirship/Inheritance pursuant to T.C.A. 30-2-712, having been procurred from affiants familiar with all pertinent facts, are of record in Instrument Nos. 20170320-0026916; 20170320-0026917; and 20170320-0026918, Register's Office for Davidson County, Tennessee, with appended Certificates of Death. The two heirs at law of Bonnie M. Harrison, deceased, being Brenda Carol Broadway and Evelyn Joyce Morrison, the grantor and grantee herein, each owing a 25% undivided interest in said land by intestate succession. Said Affidavits of Heirship/Inheritance further reflect the remaining 50% undivided interest being owned by William Wallace Harrison, sole heir at law of Charlie W. Harrison, deceased. By virtue of this instrument the entire fee ownership in and to the improved tract of land is now held, to wit: 50% by Evelyn Joyce Morrison and 50% by William Wallace Harrison.

SONYA PEARSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

This quitclaim is made subject all applicable matters set forth on the prior deed, plan of record, covenants, restrictions, easements and all other matters of record.

This is not and has not been the principal place of residence of the grantor, Brenda Carol Broadway, and is the same legal description set forth on the previous vesting deed of record.

This is improved property known as 6113 Henry Ford Drive, Nashville, Tennessee 37209.

Witness my hand this 19 day of April, 2017.

Brenda Carol Broadway
BRENDA CAROL BROADWAY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Brenda Carol Broadway, the bargainor, with whom I am personally acquainted proven 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 official seal at Portland TN., Tennessee on this 19 day of April, 2017.

Sonya Pearson
NOTARY PUBLIC

My commission expires: 11-30-20