Bill Garrett Davidson County
Batch# 11768 DEEDQC
10/11/2017 12:06:57 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20171011-0104320

Prepared By:

Charles M. Molder
Attorney at Law
P.O. Box 1468
Columbia, TN 38402-1468

QUITCLAIM DEED

For the consideration of the sum of $10.00, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **First Farmers and Merchants Bank (formerly known as First Farmers & Merchants National Bank), a Tennessee corporation, Guardian for the Estate of Paul Brown,** Grantor, which expression shall include successors and assigns, conveys and quitclaims unto **Pearl Brown Jennings,** Grantee, which expression shall include heirs, assigns and personal representatives, the following described property:

Located in the USD District, Zone 4 of Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 46 on the Plan of Phase 1, Claymille Station, of record in Plat Book 6900 at pages 322 and 323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Description same as prior deed.

Being the same property conveyed to First Farmers & Merchants National Bank (now known as First Farmers and Merchants Bank), Guardian for the Estate of Paul Brown, by deed of record in Book 8863, Page 831, in the Register's Office of Davidson County, Tennessee.

The said Paul Brown died on May 6, 2000, and by his Last Will and Testament of record in Case No. 50-266 in the Probate Division of Davidson County, Tennessee, devised all of his interest in the above described real property to Pearl Brown Jennings. The said Pearl Brown Jennings being the sole beneficiary of the decedent, Paul Brown. The Last Will and Testament of Paul Brown (attached hereto as Exhibit A) in pertinent part is as follows:

II. I give, grant, devise and bequeath all of my property and estate; real, personal or mixed, of every kind and character, and wheresoever situate, including lapsed legacies and devises, remainders, reversions and expectancies to my sister, Pearl Brown Jennings.

See also the Affidavit of Chuck McDonald, Senior Trust Officer of First Farmers and Merchants Bank, attached hereto as Exhibit B.

Tax Map 059 04, Parcel 048.00.

Property Address:
533 Mill Station Drive
Nashville, TN 37207

In Witness Whereof, this conveyance has been executed on the 25th day of September, 2017.

First Farmers and Merchants Bank
Former Guardian of the Estate of Paul Brown

By _____
Chuck McDonald, Senior Trust Officer

State of Tennessee
County of Maury

Personally appeared before me, the undersigned, Chuck McDonald, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Senior Trust Officer of First Farmers and Merchants Bank and is authorized by First Farmers and Merchants Bank to execute this instrument on behalf of First Farmers and Merchants Bank.

Witness my hand, at office, this 2 day of October, 2017.

My commission expires:
9/22/20

_____
Notary Public

LOREY J. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

State of Tennessee
County of Maury

I hereby affirm that the actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 2 day of October, 2017.

My commission expires:
9/22/20

Notary Public

LOREY J. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

New Property Owners:

Pearl Brown Jennings
PO Box 280821
Nashville, TN 37228

Person(s) Responsible For Taxes:

Same

Copy

Last Will and Testament

I, **PAUL BROWN**, presently residing in Davidson County, Tennessee, being of legal age, sound mind, and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all previous wills or codicils heretofore made by me.

I.

I direct that all of my just debts, including my funeral expenses and the costs of administration, be paid out of my general estate by my Executrix, as soon as practicable after my death. To this end, I authorize my Executrix to sell any of my property; real, personal or mixed, and to execute all conveyances necessary to effectuate such sale. I direct my Executrix, hereinafter named, to pay all estate, inheritance, succession and other taxes which may be payable by, or chargeable against my estate, or any of the beneficiaries thereof, out of my general estate as an expense of administration, without apportionment or proration among the beneficiaries, legatees and devisees.

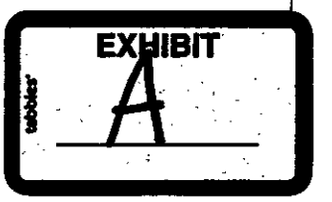
II.

I give, grant, devise and bequeath all of my property and estate; real, personal or mixed, of every kind and character, and wheresoever situate, including lapsed legacies and devises, remainders, reversions and expectancies to my sister, **PEARL BROWN JENNINGS.**

III.

In the event that at the time of my death my sister, **PEARL BROWN JENNINGS** and shall not survive my, or if she dies as a result of a common disaster, resulting also in my death, I will,

Paul B. Brown



Copy

give, devise and bequeath all of my property and estate to my niece, **RENITA JENNINGS SMART.**

IV.

In the event that at the time of my death my sister, **PEARL BROWN JENNINGS** and my niece, **RENITA JENNINGS SMART** shall not survive me, or if they die as a result of a common disaster, resulting also in my death, I will, give, devise and bequeath all of my property and estate to my sister, **SANDRA BROWN ARMSTRONG.**

V.

I hereby constitute and appoint my sister, **PEARL BROWN JENNINGS,** as sole Executrix of my estate, and she is expressly excused from making bond.

In the event my sister shall predecease me, or for any cause or reason she is unable to serve as Executrix of my estate, I hereby constitute and appoint my niece, **RENITA JENNINGS SMART**, as Alternate Executrix of my estate, and she is likewise excused from making bond.

IN WITNESS WHEREOF, and having devised and bequeathed all of my property and estate, I have hereunto set my hand to this my Last Will and Testament, this the 26th day of January, 1994.

Paul Brown

PAUL BROWN, Testator

The foregoing instrument, consisting of three (3) typewritten pages, this page included, was signed, published and

Paul Brown

MY LAST WILL AND TESTAMENT

Copy

declared by the Testator, **PAUL BROWN**, to be his Last Will and Testament, in the presence of all of us at one and the same time, and we at his request, and in his presence, and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator, and to the performance of the aforesaid act of execution at the place and on the date hereinbefore set out.

ATTESTING WITNESSES:

Nancy Bautier
Name

Suite 112, Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

Betty Cattleman
Name

Suite 112, Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

Paul Brown

MY LAST WILL AND TESTAMENT

Copy

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We, the undersigned, being first duly sworn, make oath that **PAUL BROWN** on the 26th day of January, 1994, declared and signified to us that the foregoing instrument was his Last Will and Testament; that he then signed said instrument in our sight and presence; that we at his request and in his sight and presence, and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution, the Testator was more than eighteen years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more than eighteen years of age, make and sign the affidavit at the Testator's request on the day and date above written.

Nancy Gautier

Suite 112, Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

Betty Castleman

Suite 112, Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

SWORN to and subscribed before me, this 26th day of January, 1994.

Notary Public

My Commission Expires:

5/23/94

AFFIDAVIT OF CHUCK MCDONALD

State of Tennessee
County of Maury

Chuck McDonald, after being duly sworn, makes oath as follows:

1. I am the Senior Trust Officer of First Farmers and Merchants Bank (formerly First Farmers and Merchants National Bank).

2. First Farmers and Merchants National Bank was appointed as guardian of the estate of Paul Brown under an Order from the Davidson County Probate Court.

3. First Farmers and Merchants National Bank served as guardian of the estate of Paul Brown until Mr. Brown died on May 6, 2000. On Paul Brown's date of death, May 6, 2000, the First Farmers and Merchants National Bank guardianship terminated.

4. Paul Brown devised all of his property and estate; real, personal and mixed, of every kind and character, and wheresoever situate, to his sister, Pearl Brown Jennings by Last Will and Testament dated January 26, 1994.

5. Pearl Brown Jennings previously executed a "Receipt" acknowledging her receipt from the former guardianship account of Paul Brown—the recorded warranty deed and title policy #3066871 for the house and lot located at 533 Mill Station Drive, Nashville, Tennessee (land located in Davidson County, Tennessee Lot Number 46 on the Plan of Phase 1, Claymille Station, of record in Plat Book 6900 at pages 322 and 323, map parcel number 13DA 68967).

6. Although Pearl Brown previously acknowledged receipt of the aforesaid real property, First Farmers and Merchants National Bank was never removed from the deed signifying Paul Brown's ownership with First Farmers and Merchants National Bank as the Guardian of the estate of Paul Brown.

7. First Farmers and Merchants Bank is executing a Quitclaim Deed to the property located at 533 Mill Station Drive, Nashville, Davidson County, Tennessee, out of an abundance of caution and to remove its name from the Deed which title is currently in the name of *First Farmers and Merchants National Bank, Guardian for the Estate of Paul Brown.*

8. With the execution of the Quitclaim Deed to Pearl Brown Jennings, Pearl Brown Jennings is confirmed as the sole owner of the property located at 533 Mill Station Drive, Nashville, Tennessee, which has been effective technically as of Paul Brown's death on May 6, 2000.

Dated October 2, 2017.

First Farmers and Merchants Bank

EXHIBIT
tabbies
B

Chuck McDonald, Senior Trust Officer

Sworn to and subscribed before me, the undersigned Notary Public, this the 2 day of October, 2017.

My commission expires:
9/22/20

Notary Public

LOREY J. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.