Bill Garrett Davidson County
Batch# 40886 DEEDQC
12/22/2017 01:51:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171222-0130698

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me this 16th day of December 2017.

Kailey A. Rozell
NOTARY PUBLIC

My Commission Expires: September 7 2021

ADDRESS OF NEW OWNER:
Carolyn E. Dailey
1703 Ashwood Avenue
Nashville, TN 37212

SEND TAX BILLS TO:
Owner

Map/Parcel 109-16 141

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Karen J. Russell-Reed*** **("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Carolyn E. Dailey, ("Grantee"), her heirs, successors and assigns**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 149 on the Plan of the Belmont Land Company's Property known as Belmont Heights, of record in Book 421, page 34 Register's office for Davidson County, Tennessee.

Said Lot No. 149 fronts 84 feet on the south side of Ashwood Avenue West and extends back between parallel lines 175 feet to an Alley.

Being the same property conveyed to Carolyn E. Dailey and Alice M. Russell by deed from deed from Helen C. Hinkle and Mary E. Hinkle of record in Book 4568, page 628 Register's Office for Davidson County, Tennessee. Alice M. Russell having since died intestate

* AKA KAREN REED

vesting her interest in her heirs at law. Those heirs being; Jessie Mai Martin, William Thomas Russell, James Raymond Russell, Carmen D. Fleming, Archie L. Russell, Laurine O. Russell-Burke, Ruthie L. Russell, Cheryl D. Russell, Carolyn A. Russell-McLemore Christopher A. Russell, Annie C. Russell, Karen J. Russell-Reed, Lisa Russell and Alyce Mechelle as shown by the affidavit of heirship attached hereto as Exhibit A and incorporated herein by reference.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness my hand this 16th day of December, 2017.

Karen Reed

Karen J. Russell-Reed

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karen J. Russell-Reed,* with whom I am personally acquainted, and who, acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 16th day of December, 2017.

Kailey A. Rozell

Notary Public

My Commission Expires: September 7 2021

KAILEY ROZELL
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Sept. 07, 2021
DAVIDSON COUNTY

* AKA KAREN REED

EXHIBIT A

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title for Property Located at
1703 Ashwood Ave, Nashville, TN
Owned of record by
Carolyn E. Dailey and Alice M. Russell (deceased)
Of Record in Book 4568, Page 628
Register's Office for Davidson County, Tennessee

After being duly sworn the undersigned, Juanitta Duff, avers as follows:

1. That she is familiar with the estate and heirs of Alice M. Russell, (deceased) having had personal knowledge of her and her family in the capacity of family friend for over Twenty Five (25) Years;

2. That Alice M. Russell had an ownership interest in property located at 1703 Ashwood Ave, Nashville, TN 37212 as evidenced by a deed for record in Book 4568, page 628 Register's Office for Davidson County, Tennessee;

3. That Alice M. Russell died intestate on March 31, 1977 vesting her portion of the property in her heirs at law;

4. That at the time of her death, Alice M. Russell had five (5) living children, Jessie Mai Martin, William Thomas Russell, James Raymond Russell, Carrie Mai Russell and Walter Richard Russell;

5. That Carrie Mai Russell died on November 22, 1968 unmarried but leaving eight (8) children surviving her; Carmen D. Fleming, Archie L. Russell, Laurine O. Russell-Burke, Ruthie L. Russell, Sterling A. Russell, Cheryl D. Russell, Carolyn A. Russell and Christopher A. Russell;

6. That Sterling A. Russell died on January 17, 1997 unmarried and with no

children;

7. That Walter Richard Russell died on December 7, 1998 married to Annie C. Russell and leaving four (4) children Surviving; Karen J. Russell-Reed, Lisa Russell, Pam Russell and Alyce Mechelle;

8. That Pam Russell died on June 28, 2016_ unmarried and with no children;

9. That as a result of the death of Alice M. Russell, her heirs at law were Jessie Mai Martin, William Thomas Russell, James Raymond Russell, the seven (7) children of Carrie Mai Russell (Carmen D. Fleming, Archie L. Russell, Laurine O. Russell-Burke, Ruthie L. Russell, Cheryl D. Russell, Carolyn A. Russell-McLemore and Christopher A. Russell), the spouse of Walter Richard Russell Annie C. Russell) and his the three (3) surviving children (Karen J. Russell-Reed, Lisa Russell and Alyce Mechelle.

10. That none of her heirs at law are under the age of majority nor do they suffer from any type of disability;

11. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Alice M. Russell and that it will be relied on by all future parties to certify proper transfer and title to the any real estate owned by Alice M. Russell

12. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the Alice M. Russell, whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance Tax or claims of an unknown heir, whether they be currently existing or arising in the future regarding any claim on any property owned by Alice M. Russell as a result of providing false and misleading

information.

Executed this 16th day of December, 2017.

Juanitta Duff

STATE OF Tennessee
COUNTY OF Davidson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Juanitta Duff, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 16th day of December, 2017.

Notary Public

My Commission Expires: September 7 2021

KAILEY ROZELL
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Sept. 07, 2021
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

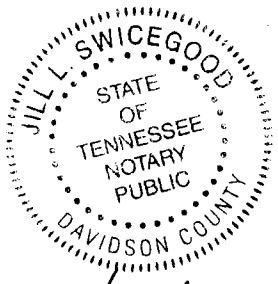
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018