This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract, or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 505351 DEEDQC
10/30/2020 01:28:27 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20201030-0127022

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DALE RUST WAYMACK 3011 Brightwood Avenue Nashville, Tennessee 37212	Same	117-8-17 16DA-1185

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is Zero Dollars ($0.00). (Exempt pursuant to Tenn. Code Ann. §67-4-409(a)(4)).

Dale Rust Waymack
AFFIANT

NICHOLAS M TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn to and subscribed before me this 30th day of October, 2020.

Notary Public

My Commission Expires: 3-21-2022

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that FRED L. WAYMACK died on July 13, 2016, with his estate being administered in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket Number: 16P1514. A copy of the Order of Small Estate is attached hereto as Exhibit A. FRED L. WAYMACK's wife, DALE RUST WAYMACK, survived him and was tenancy by the entirety owner of this subject property. As such, ownership of the subject real property vested solely in **DALE RUST WAYMACK** at the time of FRED L. WAYMACK's death.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, DALE RUST WAYMACK, being the

surviving spouse of FRED L. WAYMACK, has this date bargained and sold, and does hereby transfer, quitclaim, and convey to **DALE RUST WAYMACK**, as sole owner, a certain tract or parcel of land, situated in the Davidson County, Tennessee, being more particularly described as follows:

Legal Description Attached as Exhibit B

Being the same property conveyed to Fred L. Waymack and wife, Dale Rust Waymack, by Deed of record in Book 6159, Page 100, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building usage restrictions, and (5) other matters of public record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as: 3011 Brightwood Avenue, Nashville, Tennessee 37212.

DALE RUST WAYMACK
Surviving Spouse/Grantor/Small Estate Affiant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DALE RUST WAYMACK, with whom I am personally acquainted, or who supplied state issued photographic identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: 3-21-2022

NICHOLAS M TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED
SEP 15 2016
By RICHARD H. RIVOKER, Clerk
Deputy

IN RE: THE ESTATE OF:	)	
	)	
FRED L. WAYMACK, JR.,	)	
Decedent,	)	**Docket No: 16P1514**
	)	
DALE R. WAYMACK,	)	
Affiant.	)	

ORDER OF SMALL ESTATE
PURSUANT TO TENN. CODE ANN. §30-4-101 *et. seq.*

This matter came to be heard on the 15th day of September, 2016, before the Honorable Randy Kennedy of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to Tenn. Code Ann. §30-4-101, *et. seq.*, the application of the Affiant, the representations of counsel, and for good cause shown to this Court, it is the opinion of the Court that the Probate Court Clerk shall file the Small Estate Affidavit in order to allow the Affiant to administer the estate pursuant to said statute.

IT IS, THEREFORE, ORDERED, ADJUDGED and DECREED, that the Clerk of the Probate Court, after filing such Affidavit, shall issue duly certified copies of this Order and Affidavit for presentation by the Affiant, **DALE RUST WAYMACK.**

IT IS, FURTHER, ORDERED, ADJUDGED and DECREED, that the surety bond shall be waived pursuant to the conditions as set forth in Tenn. Code Ann. §30-1-201.

IT IS SO ORDERED and ENTERED this 15 day of Sept, 2016.

JUDGE RANDY KENNEDY

EXHIBIT A

Copy

APPROVED FOR ENTRY:



NICHOLAS M. TIDWELL, BPR #24196
Fidelis Law, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027
(615) 370-3010 / Fax: (615) 371-8769

LEGAL DESCRIPTION EXHIBIT B

BEING parts of Lots Nos. 5, 6 and 7 on the Map of Belmont Terrace Re-Subdivision, Annex No. 1, of record in Book 421, Page 182, Register's Office for said County, as follows:

BEGINNING on the westerly margin of Brightwood Avenue at a point 20 feet southerly from the corner of Lots Nos. 5 and 6; thence, with the westerly margin of said Avenue southwardly 55 feet to a point 25 feet south of the southeast corner of Lot No. 6 being Selma G. Wileman's northeast corner; thence, with said Wileman's northerly line, westwardly 185 feet, more or less, to a point on the easterly margin of an alley (now abandoned) 3-1/2 feet, north of the southwest corner of said lot, northwardly 40.75 feet to a point 4.25 feet north of the southwest corner of said Lot No. 5; thence, eastwardly 185 feet, more or less, to the beginning.

BEING the same property conveyed to Samuel E. McDonald, unmarried, by Deed from Robert E. Dowden, unmarried, of record in Book 4379, Page 83, Register's Office for Davidson County, Tennessee.