Karen Johnson Davidson County
Batch# 544172 DEEDQC
01/04/2021 08:37:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210104-0000055

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

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
The actual consideration is $0.00.

AFFIANT
Subscribed and sworn to before me
this 21 day of December 2020

NOTARY PUBLIC
My Commission Expires: 01/08-2020

ADDRESS OF NEW OWNER:
Totsy Westbury
708 Mercer Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Owner

Map/Parcel 075-16-0-019.00

SHELIAH REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 8, 2024

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Totsy Westbury, ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Donald R. Barrett, Jr., Trustee, ("Grantee"),** his successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being all of Lot No. 40B of the Zone Lot Division of Lots No. 18, 19, 39 and 40 of Meadows of Tulip Grove, Section One, as shown by plat appearing of record in Plat Book 6250, page 471, amended in Plat Book 6200, page 247 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David Westbury by deed from Ellis Cannady of record in Instrument No. 20051014-0124129 Register's Office for Rutherford County, Tennessee. David Westbury having since died intestate vesting the property in Totsy Westbury, his sole heir at law as evidenced 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.

Totsy Westbury

And now, I, Donald R. Barrett, Jr., Trustee for the express purpose of carrying out the above referenced conveyance, do hereby convey to unto **Totsy Westbury** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Donald R. Barrett, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Totsy Westbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of December, 2020.

Notary Public

My Commission Expires: 8/15/24.

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted, or who proved himself on the basis of satisfactory evidence and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 21st day of December, 2020.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/9/22

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

EXHIBIT A

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title for Property
Owned by David Westbury
Of Record in Instrument No. 20051014-0124129
Register's Office for Davidson County, Tennessee

After being duly sworn the undersigned, Shannon O'Brian, avers as follows:

1. That she is familiar with the estate and heirs of David Westbury by virtue of being a family friend for over fifteen (15) years;
2. That David Westbury owned real estate located at 708 Mercer Drive, Hermitage, Davidson County, Tennessee as evidenced by a deed for record in 20051014-0124129 Register's Office for Davidson County, Tennessee;
3. That David Westbury died intestate on March 28, 2019 vesting his interest in the property in his heirs at law;
4. That at the time of his death, David Westbury was married to Totsy Westbury;
5. That David Westbury had no children;
6. That Totsy Westbury does not suffer from any type of mental incapacity;
7. That as a result of the death of David Westbury, his sole heir at law was his wife, Totsy Westbury;
8. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of David Westbury and that it will be relied on by Stewart Title Company and Sidwell & Barrett, P.C. to certify proper transfer and title to the any real estate owned by David Westbury including but not limited to thatproperty located at 708 Mercer Drive, Hermitage, TN 37076;

9. That the undersigned agrees to indemnity 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 death of David Westbury, whether they be for debts, claims, judgments, or Federal Estate Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by avid Westbury as a result of providing false and misleading information.

Executed this 11 day of December, 2020.

Shannon O'Brian

Shannon O'Brien

STATE OF Tennessee
COUNTY OF Davidson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Shannon O'Brian, 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 11 day of December, 2020.

Sheliah Reid
Notary Public

My Commission Expires: 01-08-2024

