Karen Johnson
Batch # 1165533
08/02/2024 08:21:00 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240802-0058587

This Instrument Prepared by:

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: NUMBERS:	SEND TAX BILLS TO:	MAP & PARCEL
Gerry A. Webb Kenneth Webb 200 Cedarcreek Place Nashville, TN 37211	Gerry A. Webb Kenneth Webb 200 Cedarcreek Place Nashville, TN 37211	173 01 0 026.00

QUITLCLAIM DEED

Joe L. Webb died intestate on March 17, 2021. Doris Webb died intestate on December 31, 2023. Their daughter, Pamela Webb, died, without issue, on July 18, 2021. Gerry A. Webb and Kenneth Webb are all the heirs at law of Joe L. Webb and Doris Webb. For and in good consideration, the receipt of which is hereby acknowledged, we, Gerry A. Webb, and Kenneth Webb, as sole heirs at law of Joe L. Webb and Doris Webb (hereinafter referred to as "Grantors"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto Gerry A. Webb, and Kenneth Webb, as Tenants in Common, (the "Grantees"), their successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Cedarwood Estates, Section 2, as of record in Book 4860, Page 58, as amended in Book 4977, Page 9, said Register's Office.

Said Lot No. 105 fronts a total of 96.34 feet on the westerly side of Cedarcreek Drive and fronts a total of 120.21 feet on the southerly side of Cedarcreek Place, said frontages being joined by a curve having a length of 39.27 feet, and runs back 121.55 feet on the southerly line and 64.0 feet on the westerly line to a line in the rear which measures 64.0 feet thereon.

Being the same property conveyed to Otis Charleton Realty Company, Inc. by deed from Shelby Robert Rowland, III, and wife, Beverly B. Rowland, of record in Book 5265, Page 987, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe L. Webb and wife, Doris Webb, by warranty deed from Otis Charleton Realty Company, Inc., of record in Book 5292, Page 246-247, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 200 Cedarcreek Place, Nashville, Tennessee 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description

herein shall control.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30 day of July, 2024.

Gerry A. Webb

Kenneth Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janet L Layman, a Notary Public in and for said county and state, the within named Gerry A. Webb, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of July, 2024.

NOTARY PUBLIC

My Commission Expires: Jan. 4, 2027

JANET L. LAYMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janet L Layman, a Notary Public in and for said county and state, the within named Kenneth Webb, the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of July, 2024.

NOTARY PUBLIC

My Commission Expires: Jan. 4, 2027

JANET L. LAYMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this the 31, day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 3/8/28

ANDREW ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

JOE L. WEBB, DECEASED
DORIS WEBB, DECEASED
AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now H. Bruce Maxwell, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. My name is H. Bruce Maxwell. I am over the age of eighteen years, and legally competent to make this affidavit. I am a citizen and resident of Nashville, Davidson County, Tennessee and I am the pastor at Lake Providence Missionary Baptist Church in Nashville, Tennessee.

2. I am familiar with the family history of Joe L. Webb and Doris Webb and I have personal knowledge of the events detailed herein. I understand that this Affidavit is made pursuant to § 30-2-712 of the Tennessee Code Annotated.

3. I knew the decedents, Joe L. Webb and Doris Webb as their friend and pastor for many years. I have personal knowledge that both Joe L. Webb and Doris Webb died as citizens and residents of Nashville, Davidson County, Tennessee. I have personal knowledge that Joe L. Webb passed away on March 17, 2021 and that Doris Webb passed away on December 31, 2023.

4. I also have personal knowledge that Gerry A. Webb and Kenneth Webb are all the heirs at law of Joe L. Webb and Doris Webb; their daughter Pamela Webb died on July 18, 2021 and she did not have children.

5. I have personal knowledge that at the time of her death, Doris Webb was a record owner (along with Joe L. Webb who had predeceased her) of the property known as 200 Cedarcreek Place, Nashville, Davidson County, Tennessee 37211. I make this Affidavit of Heirship to help establish and reflect the heirship with respect to real or personal property which they owned in Davidson County, Tennessee or elsewhere, and particularly to confirm the vesting of title to certain real property owned by Doris Webb (and Joe L. Webb) in Davidson County Tennessee and described herein.

FURTHER AFFIANT SAITH NOT.

H. Bruce Maxwell, Affiant

Before me, IRVIN WILLIAMS, a Notary Public in and for the State of Tennessee in Rhea County, personally appeared the within named Affiant, H. Bruce Maxwell, with whom I am personally acquainted, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at Nashville, Tennessee, this 30 day of July, 2024.

Notary Public

My Commission expires: 01/11/2026

IRVIN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This document prepared by:
Janet L. Layman, #021569
Andrew Tolbird, #018254
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615-745-9299