THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 10/19/06 13:46 5 pgs
Fees:27.00 Taxes:0.00
20061019-0129999

# Executrix's Quitclaim Deed

| ADDRESS NEW OWNERS: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PAR. |
|---|---|---|
| Evelyn Smiley Ellis<br>c/o Joyce Lynn Bridges<br>1409 Oakland Acres Drive<br>Madison, TN 37115 | Same as New Owner | Map 61-11<br>Parcel 120 |

ROBERT E. ELLIS A/K/A ROBERT ELRO ELLIS died on December 13, 2004, at the age of 87 years, a citizen and resident of Davidson County, Tennessee, leaving a Last Will and Testament dated March 14, 1990 and a First Codicil to the said Will dated December 18, 1996, both of which were admitted to Probate on February 2, 2005 in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 05P-195. The Will named JOYCE LYNN GARTON, now JOYCE LYNN BRIDGES, as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The Inheritance Tax clearance has been received from the Department of Revenue for the State of Tennessee, a copy of which is attached as EXHIBIT "A". The Decedent's Will provided for the establishment of "The Ellis Family Trust", established for the use and benefit of the Decedent's widow, Evelyn Smiley Ellis; however, the Trust was dissolved by Order of the Seventh Circuit Court for Davidson County, Tennessee, entered on October 11, 2006, a copy of which is attached as EXHIBIT "B" to this Deed and incorporated herein by reference. The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of ROBERT E. ELLIS A/K/A ROBERT ELRO ELLIS, JOYCE LYNN GARTON, now JOYCE LYNN BRIDGES, Executrix, quitclaims to EVELYN SMILEY ELLIS, a widow, all right, title and interest of the Estate of ROBERT E. ELLIS A/K/A ROBERT ELRO ELLIS in the following described real estate in Davidson County, Tennessee:

BEING the easterly triangular part of Lot No. 26 on the Map of Resubdivision of Lots Nos. 11 to 17, both inclusive in I. C. McMahon's Maplewood Tract, as of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 67 feet 6 inches on the southerly side of Matthew Avenue and runs back 332.3 feet on the westerly line and 348.2 feet on the easterly line, to a point in the rear.

BEING the same property conveyed to Robert E. Ellis, an unmarried person, by deed from Earl Boyles, an unmarried person, of record in Book 10616, page 448, Register's Office for Davidson County, Tennessee. The said deed was erroneous in naming Robert E. Ellis as an unmarried person, he being married to Evelyn Smiley Ellis at the time of the transfer.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is improved property known as 1018 Matthews Street a/k/a 1018 Matthews Avenue, Nashville, TN 37216.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on the day and date acknowledged below.

ESTATE OF ROBERT E. ELLIS
A/K/A ROBERT ELRO ELLIS

BY: JOYCE LYNN BRIDGES formerly
Joyce Lynn Garton, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE LYNN GARTON, now JOYCE LYNN BRIDGES, Executrix, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 13 day of October, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

AFFIANT

Sworn to and subscribed before me this the 13 day of October, 2006.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

N0019001

6287370060729

# TENNESSEE DEPARTMENT OF REVENUE

RECEIVED
AUG - 4 2006
By

EXHIBIT
tabbies
A

Inheritance Tax Closing Letter ( tax due)

August 1, 2006

ELLIS ROBERT E
ATTN: HOMER R AYERS
303 FRANCES ST
GOODLETTSVLLE TN 37072-1827

| | |
|---|---|
| Account Type: | INHERIT TX |
| Account No.: | 441011638 |
| Date of Death: | December 13, 2004 |
| County: | DAVIDSON |
| Social Security No.: | [redacted]-3306 |

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

| | |
|---|---|
| Inheritance Tax: | $0.00 |
| Estate Tax: | $0.00 |
| Interest: | $0.00 |
| Penalty: | $0.00 |
| Total: | $0.00 |

DETACH BELOW AND RETAIN FOR YOUR RECORDS

# TENNESSEE DEPARTMENT OF REVENUE

ELLIS ROBERT E
ATTN: HOMER R AYERS
303 FRANCES ST
GOODLETTSVLLE, TN 37072-1827

| | |
|---|---|
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| Penalty: | $0.00 |
| Total: | $0.00 |

RV-N0019001

EXHIBIT B

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
2006 OCT 11 AM 10:24
RICHARD R. ROOKER, CLERK
D.C.

IN THE MATTER OF:

THE ESTATE OF )
ROBERT ELRO ELLIS, )
Deceased. )
)
JOYCE LYNN GARTON, )
a/k/a JOYCE LYNN BRIDGES, )
Executrix )

No. 05P-195

# Order to Dissolve a Trust

This cause came on to be heard on the 11th day of October, 2006, before the Honorable Randy Kennedy, Judge, upon the Executrix motion, joined by all of the heirs at law of the Decedent, to dissolve the testamentary trust created by the Decedent entitled the "ELLIS FAMILY TRUST" as set out in his Last Will and Testament dated March 14, 1990 and admitted to probate in this Court on February 2, 2005, by reason that while the estate is sizable, the only asset of the Decedent's estate which would become subject to this trust is a parcel of real property located at 1018 Matthews Drive, Nashville, TN , with a value of $83,400.00, all other real and personal properties being vested in the Decedent's widow, Evelyn Smiley Ellis, by operation of law; and, it appearing to the Court that the Decedent's widow has been confined to Jackson Park Christian Home for approximately eleven (11) years, suffering from alzheimer's disease with all of her business affairs being handled by the Executrix of this estate under a General

**Durable Power of Attorney, and that the cost of administering this trust for one parcel of property would not be economically feasible, from which the Court finds that the motion is well taken and should be granted.**

**IT IS, THEREFORE, ORDERED ADJUDGED AND DECREED that the ELLIS FAMILY TRUST established under the Last Will and Testament of Robert Elro Ellis dated March 14, 1990, is hereby dissolved in its entirety, is of no further force or effect, that the real property being designated for this trust located at 1018 Matthews Drive, Nashville, TN, shall be vested in Evelyn Smiley Ellis as the sole and only beneficiary of this estate, and that the Executrix is ordered to execute and record a Quitclaim Deed, as directed, in the Register's Office for Davidson County, Tennessee.**

**Entered this the 11th day of October, 2006.**

**RANDY KENNEDY, JUDGE**

**APPROVED FOR ENTRY:**

Approved for Entry:
HOMER R. AYERS #2580
Attorney at Law
303 Frances St.,
P. O. Box 904
Goodlettsville, TN 37070-0904
Phone: (615) 859-2500

HOMER R. AYERS