BILL GARRETT, Davidson County
Trans:T20110072855 DEEDQC
Recvd: 11/17/11 14:22 3 pgs
Fees:17.00 Taxes:0.00
20111117-0090106

This Instrument Prepared by:
**DOMINIC J. LEONARDO**
Attorney at Law
**DUZANE, KOOPERMAN & MONDELLI**
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

**This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.**

## QUITCLAIM DEED FROM THE EXECUTRIX OF THE ESTATE OF JAMES T. ELKINS

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Ruth Warady Elkins<br>3800 Moss Rose Dr.<br>Nashville, TN 37216 | Same | Map 73-6<br>15D-35885 |

JAMES T. ELKINS died on October 6th, 2010 leaving a Will dated August 21st, 2003. The Will was admitted to probate on November 17th, 2010, in the Probate Court for Davidson County, Tennessee, Docket No. 10P-1688. The Will named Gale B. Robinson or Carol L. Solorman to serve as Executors; however, the said Gale B. Robinson and Carol L. Soloman declined to serve as Executors. Ruth Warady Elkins has been appointed as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. The inheritance tax clearance has been received, being Account No. 441614442, a copy of which is attached as Exhibit A. The Executrix, by signing this Quit Claim Deed, release any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. Accordingly, Ruth Warady Elkins, as Executrix of the Estate of James T. Elkins, quit claims to Ruth Warady Elkins, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> BEING Lot No. 4 on the Plan of Riverwood Terrace, First Addition, as of record in Book 2083, Page 44, Register's Office for said County, described as follows:
>
> Beginning at a point in the easterly margin of Moss Rose Drive, at the common corner of Lots 3 and 4; thence with the line between said lots, north 65 deg. 14' east 280 feet to the low water mark of Cumberland River; thence with water line of aid River, south 19 deg. 03' 30" east 123.23 feet to a point; thence leaving said River, south 69 deg. 24' west 210.8 feet to a concrete monument; thence north 86 deg. 30' west 57.53 feet to a concrete monument at the southern terminus of Moss

Rose Drive; thence with the margin of said Drive, north 31 deg. 16' west 77 feet to the beginning.

BEING the same property conveyed to James T. Elkins and wife, Bonnie Jean Elkins, by warranty deed from Hubert Long, of record in Book 4054, Page 118, Register's Office for Davidson County, Tennessee. The said Bonnie Jean Elkins having predeceased her husband, James T. Elkins.

**THIS** is improved property known as 3800 Moss Rose Drive, Nashville, Davidson County, Tennessee 37216.

WITNESS my hand this 17 day of November, 2011.

Ruth Warady Elkins

**RUTH WARADY ELKINS**
**Executrix of the Estate of James T. Elkins**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Executrix, Ruth Warady Elkins, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she is the Executrix of the Estate of James T. Elkins and that as such Executrix, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of November, 2011.

DOMINIC J. LEONARDO NOTARY PUBLIC DAVIDSON COUNTY

**NOTARY PUBLIC AT LARGE**
My Commission Expires: 3/3/2015

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Ruth Warady Elkins

**AFFIANT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

DOMINIC J. LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 17 day of November, 2011.

**NOTARY PUBLIC**
My Commission Expires: 3/3/2015

N0019001

6918018111108

DAVIDSON COUNTY PROBATE COURT
DOCKET NO. 10P-1688

# TENNESSEE DEPARTMENT OF REVENUE

## Inheritance Tax Closing Letter (This is not a bill for tax due)

November 11, 2011

ELKINS JAMES T
ATTN: DOMINIC J LEONARDO
603 WOODLAND ST
NASHVILLE TN 37206-4211

| | |
|---|---|
| Account Type: | INHERIT TX |
| Account No.: | 441614442 |
| Date of Death: | October 6, 2010 |
| County: | DAVIDSON |
| SSN: | XXX-XX-6511 |

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

ELKINS JAMES T
ATTN: DOMINIC J LEONARDO
603 WOODLAND ST
NASHVILLE, TN 37206-4211

November 11, 2011

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RV-N0019001