This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 03/28/12 16:08 5 pgs
Fees:27.00 Taxes:0.00
20120328-0026527

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Beverly Goehring and Gary M. Sinclair c/o 845 Cranberry Lane Franklin, TN 37064	Same	142-11-0-104.00

EXECUTOR'S QUITCLAIM DEED

Jean E. Sinclair died on July 9, 2011, leaving a will dated August 18, 2006. The will was admitted to probate on August 9, 2011, in the Probate Court, Davidson County, Tennessee, Docket Number 11P-1196. The will named as Executor Beverly Goehring, the daughter of the deceased. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received, being receipt number 441648504 , a copy of which is attached as Exhibit A, as well as a TennCare Release which is being filed as Exhibit B hereto. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Jean E. Sinclair, Beverly Goehring, Executor, quitclaims all right, title and interest to Beverly Goehring and Gary M. Sinclair, in and to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section III, Valley West, as of record in Book 3500, page 138, Register's Office for said county.

Said lot fronts 171 feet on the easterly side of Willow Creek Drive and runs back 172.34 feet on the easterly side of Willow Creek Drive and runs back 172.34 feet on the south line and 179 feet on the northerly line, to a dead line in the rear on which it measured 143.53 feet.

BEING the same property conveyed to Robert E. Sinclair and wife, Jean E. Sinclair by deed from Julian E. Lanier and wife, Joan P. Lanier, of record in Book 4251, page 449, Register's Office for Davidson County, TN, and being also the same property conveyed to Jean E. Sinclair by quitclaim deed from Robert E. Sinclair, of record in Instrument No. 20060825-0105456, Register's Office of Davidson County, TN. Robert Sinclair became deceased on May 20, 2008; and his wife, Jean Sinclair, also became deceased on July 9, 2011.

This transfer is by Quitclaim and we make no warranties about the title.

Witness my hand at Franklin, Tennessee this March 28, 2012.

Estate of Jean E. Sinclair

By _____
Beverly Goehring, Executor

This instrument is exempts from transfer tax by T.C.A. § 67-4-409(a)(3)(D) and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, in that this said deed is being used to evidence distribution of the property to a beneficiary, so sayeth Beverly Goehring.

_____
Beverly Goehring

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me, a Notary Public on this the 28th day of March, 2012.

_____
NOTARY PUBLIC

My commission expires: 12/18/12

MARGARET ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"

TENNESSEE DEPARTMENT OF REVENUE

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

February 12, 2012

SINCLAIR JEAN E
ATTN: THOMAS N JONES
339 MAIN ST STE 100
FRANKLIN TN 37064-2613

Account Type:	INHERIT TX
Account No.:	441648504
Date of Death:	July 9, 2011
County:	DAVIDSON
SSN:	XXX-XX-3273

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

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ATTN: THOMAS N JONES
339 MAIN ST STE 100
FRANKLIN, TN 37064-2613

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

RXHIBIT "B"

mailed to Ct. 10/27/11

COPY

STATE OF TENNESSEE
BUREAU OF TENNCARE
Third Party Liability Division
310 Great Circle Road, 4th Floor
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 Fax: 615-413-1941

NO. 11P-1196

10/21/2011

THOMAS N. JONES
339 MAIN ST.
SUITE 100
FRANKLIN, TN 37064

RE: DOROTHY JEAN E. SINCLAIR
409463273

Dear THOMAS N. JONES:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Ron Singh
Manager

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

