BILL GARRETT, Davidson County
Trans:T20120040949 DEEDQC
Recvd: 06/04/12 14:22 3 pgs
Fees:17.00 Taxes:0.00
20120604-0048529

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 HOWARD E. ESTES, JR.

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Beverly Sue Eberlei and husband Richard Eberlei<br>2023 Chris Court<br>Pleasant View, TN 37146 | Same | Map 71-8<br><br>Parcel 200 |

HOWARD E. ESTES, JR. died on January 5th, 2012 leaving a Will dated August 23rd, 2011. The Will was admitted to probate on January 25th, 2012 in the Probate Court for Davidson County, Tennessee, Docket No. 12P-130. The Will named Beverly Sue Eberlei to serve as Executrix and Beverly Sue Eberlie 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. 441652535, 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, Beverly Sue Eberlei, as Executrix of the Estate of Howard E. Estes, Jr., quit claims to Beverly Sue Eberlie and husband, Richard Eberlei, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> BEING Lot No. 71 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County.
>
> Said Lot No. 71 fronts 60 feet on the northerly side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.
>
> BEING the same property conveyed to Howard E. Estes, Jr. and wife, Gloria D. Estes, by warranty deed from Edward Henderson and wife, Martha A. Henderson, of record in Book 3838, Page 445, Register's Office for Davidson County,

Tennessee. The said Gloria D. Estes having predeceased her husband, Howard E. Estes, Jr., on September 30th, 2005.

This conveyance is made subject to restrictive covenants contained in an instrument executed by Allen Dobson, dated March 4th, 1946, filed April 18th, 1946, and recorded in Book 1373, Page 98, Register's Office for said County.

**THIS** is improved property known as 517 Wesley Avenue, Nashville, Davidson County, Tennessee 37207.

WITNESS my hand this 29 day of May, 2012.

Beverly Sue Eberlei

**BEVERLY SUE EBERLEI**
**Executrix of the Estate of Howard E. Estes, Jr.**

**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, Beverly Sue Eberlei, 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 Howard E. Estes, Jr. 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 29 day of May, 2012.

DONNA COLLIER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Donna Collier

**NOTARY PUBLIC AT LARGE**
My Commission Expires: 1-24-16

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

Beverly Sue Eberlei

**AFFIANT**

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

Sworn to and subscribed before me this 29 day of May, 2012.

DONNA COLLIER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Donna Collier

**NOTARY PUBLIC**
My Commission Expires: 1-24-16

N0019001 7931902120222

# TENNESSEE DEPARTMENT OF REVENUE

2012 FEB 27 PM 2:10

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

ESTATE OF HOWARD E ESTES JR ~~JR~~ mlt D.C.
ATTN: DOMINIC J LEONARDO
603 WOODLAND ST
NASHVILLE TN 37206-4211

February 25, 2012

| | |
|---|---|
| Account Type: | INHERIT TX |
| Account No.: | 441652535 |
| Date of Death: | January 5, 2012 |
| County: | DAVIDSON |
| SSN: | XXX-XX-6097 |

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


ESTATE OF HOWARD E ESTES JR
ATTN: DOMINIC J LEONARDO
603 WOODLAND ST
NASHVILLE, TN 37206-4211

February 25, 2012

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RV-N0019001