This Instrument Prepared by:
MARTIN A. KOOPERMAN
DUZANE, KOOPERMAN & MONDELLI
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

BILL GARRETT, Davidson County
Trans:T20130091155 DEEDQC
Recvd: 10/23/13 14:49 5 pgs
Fees:27.00 Taxes:0.00
20131023-0110592

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

EXECUTOR'S QUITCLAIM DEED FROM THE ESTATE OF MARJORIE RUTH JACOBS TO JEFFREY WAYNE JACOBS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jeffrey Wayne Jacobs 2034 Traemoore Village Drive Nashville, TN 37209	Same	Map 91-11 Parcel 299

MARJORIE RUTH JACOBS died on February 14, 2013 with a Will. The Estate was admitted to probate on April 11, 2013 wherein JEFFREY WAYNE JACOBS was appointed as the Executor of the Estate of Marjorie Ruth Jacobs. The Executor was duly qualified. All debts of the Decedent have been paid. The Bureau of TennCare Release has been received and is attached as Exhibit A. The Inheritance Tax clearance has been received, being Account No. 441821370, a copy of which is attached as Exhibit B. The Executor, by signing this Quit Claim Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. Jeffrey Wayne Jacobs, as the Executor of the Estate of Marjorie Ruth Jacobs, hereby quitclaims to Jeffrey Wayne Jacobs all right, title and interest in the following described real estate in Davidson County, Tennessee:

Being commonly known as: 5011 and 5015 Alabama Avenue, (corner of 51st Avenue North and Alabama), Nashville, Tennessee 37209; and being more specifically described on Exhibit C, attached hereto and incorporated herein by reference.

TRACT 1

Being Lots Nos. 918, 920 and the easterly 5 feet of Lot No. 922 of Block No. 114 in Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 918, 920 and part of Lot No. 922 front together 55 feet on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to E. G. Jacobs, and wife, Marjorie Jacobs by deed from James W. Perkins, of record in Book 6248, page 692, Register's Office of Davidson County, Tennessee. The said E. G. Jacobs previously died on November 24, 2005.

TRACT 2

Land in Davidson County, Tennessee, being all of Lot Number 924 and the west 20 feet of Lot Number 922 of Block Number 114, Plan Number 1, of West Nashville, which plan is recorded in Book 57, Pages 74 and 75, Register's Office for said County.

Said lot and part of lot join each other and front together 55 feet on the south side of Alabama Avenue and extend back southwardly between parallel lines, and along the east margin of Tenth Street 150 feet to an alley 25 feet wide, showing on said alley 55 feet.

Being the same property conveyed to Elliott G. Jacobs and wife, Marjorie M. Jacobs by deed from Byrd D. Cain, Jr. and wife, Sarah D. Cain, of record in Book 4710, page 676, Register's Office of Davidson County, Tennessee. The said Elliott G. Jacobs previously died on November 24, 2005.

THIS is improved property known as 5011 and 5015 Alabama Avenue, Nashville, Davidson County, Tennessee 37209.

WITNESS our hands this 16 day of October, 2013.

Jeffrey Wayne Jacobs - Executor

JEFFREY WAYNE JACOBS, Executor
of the Estate of Marjorie Ruth Jacobs

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 Executor, **JEFFREY WAYNE JACOBS,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he is the Executor of the Estate of Marjorie Ruth Jacobs, and that as such Executor, he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 2013.

Martin A. Kooper

NOTARY PUBLIC
My Commission Expires: 3/15/15

MARTIN A. KOOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $0.

Jeffrey Wayne Jacobs - Executor

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of October, 2013.

Martin A. Kooper

NOTARY PUBLIC
My Commission Expires: 3/15/15

MARTIN A. KOOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
Department of Finance and Administration
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

Bill Haslam
Governor

Mark A. Emkes
Commissioner

8/7/2013

Docket No.: 13P-527

MARTIN A. KOOPERMAN
LEGAL COUNSEL
603 WOODLAND ST
NASHVILLE, TN 37206

RE: MARJORIE R. JACOBS
Last Four Of SSN 8785

Dear MARTIN A. KOOPERMAN:

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,

Jamesla J. Howard



TENNESSEE DEPARTMENT OF REVENUE

2013 AUG -5 PM 1:40

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

DOCKET NO.: 13P-527

July 28, 2013

JACOBS MARJORIE R
ATTN: MARTIN A KOOPERMANN
603 WOODLAND ST
NASHVILLE TN 37206-4211

Account Type:	INHERIT TX
Account No.:	441821370
Date of Death:	February 14, 2013
County:	DAVIDSON
SSN:	XXX-XX-8785

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:	$30,239.43
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$30,239.43

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

JACOBS MARJORIE R
ATTN: MARTIN A KOOPERMANN
603 WOODLAND ST
NASHVILLE, TN 37206-4211

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EXHIBIT
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