BILL GARRETT, Davidson County
Trans:T20140002023 DEEDQC
Recvd: 01/09/14 15:34 5 pgs
Fees:27.00 Taxes:0.00
20140109-0002526

This Instrument Prepared By:
MARTIN A. KOOPERMAN,
Attorney at Law
603 Woodland Street
Nashville, TN 37206

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 MINNIE M. LANE TO PHYLLIS ANN STINSON and BELINDA RUTH DUGGIN

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Phyllis Ann Stinson and Belinda Ruth Duggin 4329 Safford View Drive Nashville, TN 37210	4329 Safford View Drive Nashville, TN 37210	Map – 119-2 Parcel - 190

MINNIE M. LANE died on March 3, 2013 with a Will. The Estate was admitted to Probate on June 20, 2013 wherein PHYLLIS ANN STINSON was appointed as the Executrix of the Estate of Minnie M. Lane. The Executrix 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.: 441876633, a copy of which is attached as Exhibit B. The Executrix, by signing this Quitclaim Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this Estate. Phyllis Ann Stinson, as the Executrix of the Estate of Minnie M. Lane, hereby quitclaims to Phyllis Ann Stinson and Belinda Ruth Duggin, as tenants in common, with each having an equal one-half (½) interest, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 162 on the Plan of Sterling Heights, Section V, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 162 fronts 85 feet on the southerly side of Glenrose Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Carl B. Lane and wife, Minnie M. Lane, by Deed from W. E. Warren, Et ux, and wife, Vella B. Warren of record in Book 4107, page 161, Register's Office for Davidson County, Tennessee. The said Carl B. Lane having previously died November 27, 2009.

This is improved property known as 61 Glenrose Avenue, Nashville, Tennessee

WITNESS, my hand this 6th day of June, 2014.

Phyllis Ann Stinson Executrix
PHYLLIS ANN STINSON, Executrix
of the Estate of Minnie M. Lane

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, PHYLLIS ANN STINSON, 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 Minnie M. Lane, 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 6th day of January, 2014.

Martin A. Koppenaal
NOTARY PUBLIC
My Commission Expires: 5/5/15

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

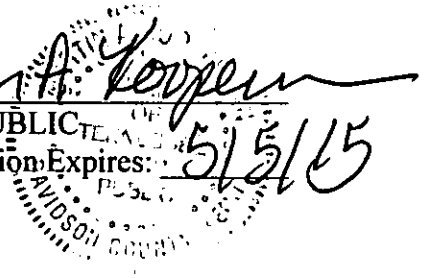
Phyllis Ann Stinson
AFFIANT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of Jan, 2014.

Martin A. Cooper
NOTARY PUBLIC
My Commission Expires: 5/5/15



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

12/27/2013

DOCKET NO.: 13P-1067

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

RE: MINNIE M. LANE
Last Four Of SSN 4199

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.

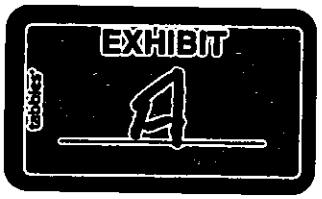
____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ 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,

Jangela J. Howard



TENNESSEE DEPARTMENT OF REVENUE

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

DOCKET NO.: 13P-1067

December 24, 2013

ESTATE OF MINNIE M LANE
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE TN 37206-4211

Account Type:	INHERIT TX
Account No.:	441876633
Date of Death:	March 3, 2013
County:	DAVIDSON
SSN:	XXX-XX-4199

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 MINNIE M LANE
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603 WOODLAND ST
NASHVILLE, TN 37206-4211

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