BILL GARRETT, Davidson County
Trans:T20140011983 DEEDQC
Recvd: 02/20/14 13:38 5 pgs
Fees:27.00 Taxes:0.00
20140220-0014680

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY AT LAW
Cornerstone Square
500 Church Street
Suite 400
Nashville, TN 37219

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP/GRP-PARCEL NOS.**
ROSIE RODRIGUEZ WHITAKER 3880 Priest Lake Park Apt. 94 Nashville, TN 37217	SAME	Map/Parcel Number: 136-3B-49CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ -0- .

Rita Rodriguez Whitaker
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE
~~20th~~ 12th DAY OF ~~DECEMBER, 2013.~~ February, 2014.

Stephanie L. Lowhorn
NOTARY PUBLIC

MY COMMISSION EXPIRES:
~~My commission expires June 30, 2015.~~

STEPHANIE L. LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADMINISTRATOR'S QUITCLAIM DEED

I. RECITALS

1. RITA J. TOMPKINS died intestate on June 28th, 2012 a resident of Nashville, Davidson County, Tennessee;

2. The Undersigned, ROSIE RODRIGUEZ WHITAKER was appointed as Administratrix and was granted Letters of Administration from the Probate Court for Davidson County, Tennessee on August 16th, 2012 in the Estate of Rita J. Tompkins;

3. The Decedent owned land in Nashville, Davidson County, Tennessee more particularly described below and as described in Deed Book 9836, Page 758, Register's Office for Davidson County, Tennessee.

4. All debts and claims of the Decedent have been paid. A Tennessee Inheritance Tax Return was filed, no taxes were due and the estate received a non-taxable certificate. In

addition, a TennCare Release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability after payment of its claim. A copy of the non-taxable certificate from the State of Tennessee is attached as Ex. "A" and a copy of the release from the Bureau of TennCare is attached as Ex. "B".

II. CONVEYANCE

Pursuant to my authority as Administratrix, I do hereby bargain, transfer, quitclaim and convey any and all right, title, or interest that I may now, or forever have in and to the following described property to ROSIE RODRIGUEZ WHITAKER, a single person said real property being more particularly described as follows:

Land in Davidson County, Tennessee being more precisely described as follow to wit:

A certain Condominium Apartment in Davidson County, Tennessee being Townhouse No. 94, Building No. 24, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Plat Book 4675, Page 131, and in Plat Book 4675, Page 145, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rita J. Tompkins, unmarried, by deed from Patricia A. Dennis, unmarried as of record in Deed Book 9836, Page 758, Registers Office for Davidson County, Tennessee, the said Rita J. Tompkins having since died on June 28th, 2012, said property having passed by intestate descent and distribution to the sole heir at law, her daughter, ROSIE RODRIGUEZ WHITAKER.

This is improved property known as: 3880 Priest Lake Park, No. 94, Nashville, TN 37217

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES. The above description is taken from prior deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of December , 2013.

ROSIE RODRIGUEZ WHITAKER ADMINISTRATRIX
OF THE ESTATE OF RITA J. TOMPKINS
DECEASED

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, ROSIE RODRIGUEZ WHITAKER with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to her identity, and who acknowledged that she executed the within instrument (ADMINISTRATOR'S QUITCLAIM DEED) for the purposes therein contained and in his official capacity as Administratrix of the Estate of RITA J. TOMPKINS, Deceased.

WITNESS my hand, at office, this ~~20th~~ 10th day of ~~December, 2013.~~ February, 2014.

Stephanie L. Lowhorn
NOTARY PUBLIC

STEPHANIE L. LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES:

~~My commission expires June 30, 2015.~~

9002519130726

TENNESSEE DEPARTMENT OF REVENUE

FILED
2013 DEC 23 AM 9:18
RICHARD R. ROOKER, CLERK

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

ESTATE OF RITA J TOMPKINS
ATTN: PHILIP W DUER
530 CHURCH ST STE 400
NASHVILLE TN 37219-2331

July 29, 2013

Account Type:	INHERIT TX
Account No.:	441821012
Date of Death:	June 28, 2012
County:	DAVIDSON
SSN:	XXX-XX-8877

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

COPY

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF RITA J TOMPKINS
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530 CHURCH ST STE 400
NASHVILLE, TN 37219-2331

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EX. A

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

Sent to Clerk 8/27/12

8/17/2012

PHILIP W. DUER
530 CHURCH ST.
SUITE 400
NASHVILLE, TN 37219

RE: RITA J. TOMPKINS
Last Four Of SSN: 8877

Dear PHILIP W. DUER:

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,

Tangela J. Howard

Tangela Howard
Supervisor

Ex. B