BILL GARRETT, Davidson County
Trans:T20140045386 DEEDQC
Recvd: 06/26/14 09:25 5 pgs
Fees:27.00 Taxes:0.00
20140626-0055884

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

| Address of New Owner: | Send Tax Bills to: | Map/Parcel: |
|---|---|---|
| Debra Jean Flowers<br>4600 Eatons Creek Road<br>Nashville, Tennessee 37218 | Same as new owner | 058-00-0-055.00 (Partial) |

## PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Harold Cornelius Glaus died on November 28, 2010, and his wife, Linda Gail Glaus, also known as Linda Gail Martin Glaus, died on August 21, 2013 leaving a Last Will and Testament dated March 20, 2009 naming Debra Jean Flowers as Personal Representative; and, whereas the will was admitted to probate on October 4, 2013 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division Docket No. 13P1531; and, whereas, Debra Jean Flowers was duly qualified as Personal Representative; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare estate recovery release and Tennessee inheritance tax closing letter are attached as Exhibit A and Exhibit B, respectively; therefore:

Debra Jean Flowers as Personal Representative of the Estate of Linda Gail Martin Glaus, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Linda Gail Martin Glaus, does hereby quitclaim, transfer and convey unto Debra Jean Flowers, married, hereinafter called Grantee, her heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Beginning at an iron pin on the east side of Eaton's Creek Road, said point being N 32 deg 04 min 30 sec W 1037.23 feet from a highway right of way monument on the East right of way of Eaton's Creek Road and the North right of way of Briley Parkway; thence leaving road N 57 deg 24 min 43 sec E 628.78 feet to an iron pin the point of beginning of this tract; thence N 03 deg 42 min 29 sec E 154.74 feet to an iron pin; thence N 11 deg 10 min 32 sec E 86.44 feet to an iron pin; thence N 36 deg 50 min 00 sec E 79.76 feet to an iron pin; thence N 46 deg 56 min 56 sec E 141.65 feet to an iron pin; thence N 66 deg 46 min 15 sec E 745.89 feet to an iron pin; thence N 36 deg 07 min 30 sec E 266.73 feet to an iron pin; thence S 40 deg 28 min 27 sec E 85.09 feet to a 30" Cherry; thence S 53 deg 02 min 11 sec E 297.65 feet to a 15" Oak; thence S 63 deg 35 min 44 sec E 101.84 feet to a 15"

Hackberry; thence S 77 deg 52 min 09 sec E 90.19 feet to a twin 15" Hackberry; thence S 39 deg 11 min 28 sec W 634.26 feet to an iron pin; thence N 76 deg 20 min 23 sec W 118.80 feet to an iron pin; thence N 13 deg 39 min 44 sec E 75.00 feet to an iron pin; thence N 89 deg 41 min 47 sec W 366.63 feet to an iron pin; thence S 59 deg 56 min 54 sec W 159.54 feet to an iron pin; thence S 48 deg 26 min 03 sec W 247.81 feet to an iron pin; thence S 87 deg 49 min 23 sec W 277.83 feet to an iron pin; thence N 32 deg 35 min 17 sec W 50.00 feet to the point of beginning containing 641,020.18 square feet or 14.72 acres. Being Tract 4 on the survey dated April 30, 2014 by Brackman Land Surveying, Nashville, Tennessee, RLS# 1684, known as File No. 14-Flowers.

Together with a 15.00 foot permanent, non exclusive easement for ingress and egress on an existing paved, concrete and gravel road running along the South boundary of the property conveyed from Eaton's Creek Road to the cell tower site located on the property conveyed for the benefit of Grantee, her heirs and assigns, as shown on the Brackman Land Surveying survey described above.

Being a portion of the same property conveyed to Harold Cornelius Glaus and wife, Linda Gail Glaus by quitclaim deed from Clara B. Glaus of record in instrument number 20021121-0145200, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is unimproved property, known as Eatons Creek Road, Nashville, Tennessee.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of June, 2014.

Debra J. Flowers

Debra Jean Flowers, Personal Representative of the Estate of Linda Gail Martin Glaus, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Debra Jean Flowers, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative of the Estate of Linda Gail Martin Glaus and that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2014.

Notary Public

My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Debra Jean Flowers, Grantee

Subscribed and sworn to before me this 24th day of June, 2014.

Notary Public

My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH NOTARY PUBLIC AT LARGE 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

10/9/2013

J. RANDALL HOOPER
ATTORNEY
109 WESTPARK DR STE 300
BRENTWOOD, TN 37027

RE: LINDA G. GLAUS
Last Four Of SSN 3617

Dear J. RANDALL HOOPER:

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

EXHIBIT
tabbies
A

N0018901

7906501140523

# TENNESSEE DEPARTMENT OF REVENUE

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

May 26, 2014

ESTATE OF LINDA G GLAUS
ATTN: J R HOOPER
109 WESTPARK DR STE 300
BRENTWOOD TN 37027-5062

| | |
|---|---|
| Account Type: | INHERIT TX |
| Account No.: | 441927300 |
| Date of Death: | August 21, 2013 |
| County: | DAVIDSON |
| SSN: | XXX-XX-3617 |

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 LINDA G GLAUS
ATTN: J R HOOPER
109 WESTPARK DR STE 300
BRENTWOOD, TN 37027-5062

May 26, 2014

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| Estate Tax: | $0.00 |
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| Penalty: | $0.00 |
| Total: | $0.00 |

EXHIBIT
tabbies
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