BILL GARRETT, Davidson County
Trans:T20140046510 DEEDQC
Recvd: 06/30/14 15:14 4 pgs
Fees:22.00 Taxes:0.00
20140630-0057331

This Instrument Prepared by:
FRANK E. MONDELLI, SR.
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 EXECUTOR OF THE ESTATE OF FELICITAS IRENE SPENCE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Robert Spence 331 Harbor Village Dr. Madison, TN 37115	Same	p/o 34-07-0-34

FELICITAS IRENE SPENCE died on January 15th, 2014 leaving a Will dated October 20th, 2008. The Will was admitted to probate on March 13th, 2014 in the Probate Court for Davidson County, Tennessee, Docket No. 14P-371. The Will named Patrick Spence to serve as the Executor. Patrick Spence has been appointed as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The inheritance tax clearance has been received, being Account No. 441923868, a copy of which is attached as Exhibit A, and the TennCare Release has been received, 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. In accordance with the Will of Felicitas Irene Spence, Patrick Spence quit claims to Robert Spence all right, title and interest in the following described real estate in Davidson County, Tennessee:

> BEING Lot No. 77 on the Plan of Harbor Village, Phase IV of Townhouses Property line Exhibit Revision I, horizontal property regime, as of record in Instrument No. 200306110080857 and amended in Instrument No. 200307230102986, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Felicitas Spence by Warranty Deed from Newmark Homes, LP of record in Instrument No. 20041005-0120137, Register's Office for Davidson County, Tennessee.
>
> **THIS** is improved property known as 331 Harbor Village Drive, Madison, TN 37115.

WITNESS my hand this 11th day of June, 2014.

PATRICK SPENCE
Executor of the Estate of Felicitas Irene Spence

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, Patrick Spence, 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 Felicitas Irene Spence, 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 11th day of June, 2014.

NOTARY PUBLIC AT LARGE
My Commission Expires: 3/5/15

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

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of June, 2014.

NOTARY PUBLIC
My Commission Expires: 3/5/15

N0019001

DAVIDSON COUNTY PROBATE COURT 7602535140515
DOCKET NO: 14P-371

TENNESSEE DEPARTMENT OF REVENUE

COPY FILED

2014 MAY 23 AM 9:41

RICHARD R. ROSEN, CLERK

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

May 18, 2014

ESTATE OF FELICITAS I SPENCE
ATTN: FRANK E MONDELLI SR
603 WOODLAND ST
NASHVILLE TN 37206-4211

~~Account Type:~~	INHERIT TX
Account No.:	441923868
Date of Death:	January 15, 2014
County:	DAVIDSON
SSN:	XXX-XX-6487

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 FELICITAS I SPENCE
ATTN: FRANK E MONDELLI SR
603 WOODLAND ST
NASHVILLE, TN 37206-4211

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EXHIBIT
COURT
A

DAVIDSON COUNTY PROBATE COURT
DOCKET NO: 14P-371

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

2014 APR 15 AM 10: 26

D.C.

Bill Haslam
Governor

Mark A. Emkes
Commissioner

4/9/2014

FRANK E. MONDELLI, SR.
LEGAL COUNSEL
603 WOODLAND ST
NASHVILLE, TN 37206

RE: FELICITAS I. SPENCE
Last Four Of SSN 6487

Dear FRANK E. MONDELLI, SR.:

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
B