BILL GARRETT, Davidson County
Trans:T20140057262 DEEDQC
Recvd: 08/06/14 09:33 3 pgs
Fees:17.00 Taxes:0.00
20140806-0070530

This instrument prepared by:
Jacob R. Strait
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:
James A. Pancake, et al 1261 Barnes Road Antioch, Tennessee 37013	Same as new owner	146-04-0 066.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Van Roy Pancake died on December 5, 2013, intestate; and, whereas his estate was opened on January 22, 2014 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-056; and, whereas, Carole P. Colebank 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; and whereas, Van Roy Pancake owned a ¼ interest as tenant in common in the tract or parcel of land herein conveyed; therefore:

Carole P. Colebank as Personal Representative of the Estate of Van Roy Pancake, hereinafter called Grantor, in accordance with the laws of intestate succession of the State of Tennessee, does hereby quitclaim, transfer and convey unto James A. Pancake, Glenn Finley Pancake, and Carole P. Colebank, equally and as tenants in common, hereinafter called Grantees, their heirs and assigns, all of Van Roy Pancake's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 757 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for said County.
>
> Said Lot No. 757 fronts 101.52 feet on the northeasterly side of Richmar Court and runs back 129.95 feet on the northwesterly line and 172.4 feet on the southeasterly line to a dead line in the rear on which it measures 65.95 feet.
>
> Being the same property conveyed to James A. Pancake, Glenn Finley

Being the same property conveyed to James A. Pancake, Glenn Finley Pancake, Carole Pancake Colebank, and Van Roy Pancake, equally and as tenants in common, by deed from James Arthur Pancake, Glenn Finley Pancake, Carole Pancake Colebank and Van Roy Pancake, being the heirs at law of Larene G. Pancake, deceased, and Glenn Finley Pancake, individually, of record in Instrument Number 20011011-0111256, 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 improved property, known as 4702 Richmar Court, Nashville, Davidson County, Tennessee 37211.

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.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement an inheritance from an intestate estate.

James A. Pancake

James A. Pancake, Grantee

Subscribed and sworn to before me this 4th day of August, 2014.

Notary Public

My Commission Expires: 9/11/2017

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

Witness my hand this 4th day of August, 2014.

Carole P. Colebank

Carole P. Colebank, Personal Representative
of the Estate of Van Roy Pancake, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Carole P. Colebank, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative of the Estate of Van Roy Pancake 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 4th day of August, 2014.

Cynthia L. Parrish

Notary Public

My Commission Expires: 9/11/2017

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