BILL GARRETT, Davidson County
Trans:T20140071941 DEEDQC
Recvd: 09/25/14 10:34 4 pgs
Fees:22.00 Taxes:0.00
20140925-0088258

This Instrument Prepared by:
Law Office of Mary Catherine Kelly
P.O. Box 681043
Franklin, TN 37068

EXECUTOR QUITCLAIM DEED

Address New Owner as Follows:	*Sent Tax Bills To:*
CATHERINE PHILLIPS 201 BARKER ROAD NASHVILLE, TN 37214	Catherine Phillips 201 Barker Road Nashville, TN 37214
Map 119-14A, Parcel No. 52 6DA35032	

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

Sherry R. Keith died on the 27th day of April, 2014 leaving a Will dated September 9, 2013. The Will was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 14P-814, on May 28, 2014. The Will named Catherine Phillips aka Cathey Phillips Executrix. The Executrix is duly qualified. All debts of the decedent have been paid. Copies of the Tennessee Inheritance Tax closing letter and the Tenn Care Release are attached hereto as Exhibits A and B respectively. In accordance with the provisions of the Will of Sherry R. Keith, Catherine Phillips, Executrix, does hereby transfer and convey, remise, release and forever quitclaim unto Catherine Phillips, her heirs and assigns, the deceased's entire interest in and to the following described property situated in the County of Davidson, Tennessee, to wit:

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 52, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Patrick E. McAlister and wife, Laura N. McAlister by deed from Herbert E. Alsup and wife, Martha Anne Alsup of record in Book 10326, page 103, Register's Office for Davidson County, Tennessee.

Being the same property transferred and conveyed by Grantors, Patrick E. McAlister and wife, Laura N. McAlister by Warranty Deed unto Sherry R. Keith, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee.

This is improved property, known as 2929 Selena Drive, Unit No. 52, Nashville, TN 37211.

This conveyance is subject to any and all existing easements of record.

Subject to limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et. seq., of the Tennessee Code Annotated and the terms, provisions, covenants, conditions, and restrictions and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

The instrument constituting the source of Grantor's legal and equitable interests in the foregoing described property was a deed recorded in Book 11686, page 941-942, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 24th day of September, 2014.

Estate of Sherry R. Keith

By Catherine Phillips
Catherine Phillips, Executor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Catherine Phillips, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument to evidence distribution of this property to a beneficiary under the Will of Sherry R. Keith, decedent.

Sworn to and subscribed before me this 24th day of September, 2014.

V. Sherwood Kelly
Notary Public

My Commission Expires: March 20, 2018

V. SHERWOOD KELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: MARCH 20, 2018

Affiant hereby swears and affirms that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is"0".

Catherine Phillips
Catherine Phillips

Sworn to and subscribed before me this 24 day of September, 2014.

V. Sherwood Kelly
Notary Public

My Commission Expires: March 20, 2018

V. SHERWOOD KELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: MARCH 20, 2018

N0019001

7813996140911

TENNESSEE DEPARTMENT OF REVENUE

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

September 14, 2014

ESTATE OF SHERRY R KEITH
ATTN: MARY C KELLY
105 WREN CT
FRANKLIN TN 37064-3247

Account Type:	INHERIT TX
Account No.:	441970370
Date of Death:	April 27, 2014
County:	DAVIDSON
SSN:	XXX-XX-8378

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 SHERRY R KEITH
ATTN: MARY C KELLY
105 WREN CT
FRANKLIN, TN 37064-3247

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Penalty:	$0.00
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Exhibit A

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

FILED
2014 JUL 28 AM 9:18
RICHARD R. ROCKER, CLERK
D.C.

Bill Haslam
Governor

Mark A. Emkes
Commissioner

7/21/2014

MARY CATHERINE KELLY
LEGAL COUNSEL
105 WREN COURT
FRANKLIN, TN 37064

RE: SHERRY KEITH
Last Four Of SSN 8378

Dear MARY CATHERINE KELLY:

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,

Jamela J. Howard