BILL GARRETT, Davidson County
Trans:T20150016667 DEEDQC
Recvd: 03/09/15 09:16 5 pgs
Fees:27.00 Taxes:0.00
20150309-0019723

This Instrument Prepared By:
J. Timothy Street - *Attorney at Law*
Johnston & Street, PLLC
236 Public Square – Ste 103
Franklin, Tennessee 37064
PH (615) 791-1819

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL:
Donna Louise Heald, *Trustee of*	SAME	173 – 1
Trust for the beneficiary, Richard Harlan Howard		72
1006 Egret Ct.		
Spring Hill, TN 37174		

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. The parties have specifically waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

EXECUTOR'S QUITCLAIM DEED

Louise Curtis Howard died on July 10, 2013, leaving a Will dated February 9, 2012 and a First Codicil to said Will dated July 23, 2012. The Will and First Codicil were admitted to probate on September 26, 2013, in the Probate Court for Davidson County, Tennessee, Docket Number 13P-1400. The Will named **Richard Harlan Howard, as Executor**. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 441856477, a copy of which is attached as Exhibit "A". In addition, the Executor has applied for and received a Release from the Bureau of TennCare, a copy of which is attached as Exhibit "B". The Executor by signing this 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 provisions of the Will and First Codicil of Louise Curtis Howard, **Richard Harlan Howard, Executor,** quitclaims to **Donna Louise Heald, *Trustee***, to hold in Trust for the beneficiary, Richard Harlan Howard, all right, title, and interest in the following described real estate located in **Davidson County, Tennessee**:

LAND in Davidson County, Tennessee, being Lot No. 346 on the plan of Monte Carlo Estates, Section 1, of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee. SAID Lot No. 346 fronts 95.0 feet on the southerly side of Cedarview Drive and runs back 159.29 feet on the northwesterly line and 170.0 feet on the southeasterly line to a line in the rear which measures 51.72 feet.

Being the same property conveyed to Sanford O. Howard and wife, Louise C. Howard by Deed from Ronnie L. Bones, *et ux*, dated May 5, 1980, being of record in Deed Book 5599, page 206, R.O.D.C., TN. *Sanford O. Howard having predeceased his wife, Louise C. Howard, thereby making Louise C. Howard the sole owner of said property at the time of her death. Louise C. Howard being one and the same person as Louise Curtis Howard.*

This transfer is by Quitclaim and we make no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, an Agreement for Common Driveway with Lot No. 345 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4990, Page 446, Register's Office for Davidson County, Tennessee.

This property is known as: 224 Cedarview, Antioch, Tennessee 37013 (Davidson County).

WITNESS my hand this 5th day of Feb, 2015.

Estate of Louise Curtis Howard

By: Richard Harlan Howard

Richard Harlan Howard / Executor

STATE of TENNESSEE
COUNTY of Williamson

Before me, the undersigned Notary Public, within and for the County and State aforesaid, personally appeared **Richard Harlan Howard**, with whom I am personally acquainted, [*or proved to me on the basis of satisfactory* evidence], and who, upon oath, acknowledged himself to be the **Executor of the Estate of Louise Curtis Howard**, the within named bargainor, **(Davidson County Probate Court No. 13P-1400)**, and that he as such Executor executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Louise Curtis Howard by himself as Executor.

WITNESS my hand, at office, this 5th day of Feb, 2014.

Tracie D. Hoss
NOTARY PUBLIC

My Commission Expires: 3-04-15

TRACIE D. HOSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $-0- Dollars.

Timothy Street
AFFIANT –

Sworn to and subscribed before me this 2nd day of March, 2015.

Tracie D. Hoss
NOTARY PUBLIC

My Commission Expires: 03-04-15

TRACIE D. HOSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

N00190001

TENNESSEE DEPARTMENT OF REVENUE

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

October 18, 2013

ESTATE OF LOUISE C HOWARD
ATTN: J T STREET
236 PUBLIC SQ STE 103
FRANKLIN TN 37064-2520

Account Type:	INHERIT TX
Account No.:	441856477
Date of Death:	July 10, 2013
County:	DAVIDSON
SSN:	XXX-XX-8132

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

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EXHIBIT "A"

FILED COPY
2013 NOV -6 AM 9:26
RICHARD R. ROOKER, CLERK
D.C.

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-[illegible]1941

Bill Haslam
Governor

Mark A. Emkes
Commissioner

10/30/2013

J. TIMOTHY STREET
ATTORNEY
236 PUBLIC SQUARE
FRANKLIN, TN 37064

RE: LOUISE C. HOWARD
Last Four Of SSN 8132

Dear J. TIMOTHY STREET:

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,

Jangela J. Howard

EXHIBIT
"B"