BILL GARRETT, Davidson County
Trans:T20150040008 DEEDQC
Recvd: 05/22/15 10:54 6 pgs
Fees:32.00 Taxes:0.00
20150522-0047427

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
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 BESSIE K. HOLMES

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charles B. Holmes	Same	Map 91-10
7724 Saddle Ridge Court		Par. 390
Nashville, TN 37221		12W-12335

BESSIE K. HOLMES died on April 20th, 2014 leaving a Will dated July 3rd, 2008. The Will was admitted to probate on September 18th, 2014 in the Probate Court for Davidson County, Tennessee, Docket No. 14P-1442. The Will named Charles B. Holmes to serve as the Executor. Charles B. Holmes 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. 441975400, 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 Bessie K. Holmes, Charles B. Holmes quit claims to Charles B. Holmes all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 27 on the revised plan of Section One, Morrow Meadows, of record in Book 2083, Page 105, Register's Office for Davidson County, Tennessee and described as follows:
>
> Beginning at a point in the southerly margin of Illinois Avenue at the corner of Lots 27 and 28; thence with the line between said lots southeasterly 90 feet to a corner of Lot 26; thence with the line between Lots 26 and 27 southwesterly 87 feet to the margin of Delray Drive; thence with the margin of the same northwesterly 65 feet to the beginning of a curve northerly 39.27 feet to the margin of Illinois Avenue; thence with the margin of the same northeasterly 62 feet to the point of beginning.

BEING the same property conveyed to Charles M. Holmes and wife, Bessie K. Holmes, by Warranty Deed from Bob Hedgepath and wife, Rita Hedgepath, of record in Deed Book 4678, Page 93, Register's Office for Davidson County, Tennessee. The said Charles M. Holmes predeceased his wife, Bessie K. Holmes, on February 6, 1986.

THIS is improved property known as 5411 Illinois Avenue, Nashville, TN 37209.

WITNESS my hand this 22 day of May, 2015.

Charles B. Holmes, Executor

CHARLES B. HOLMES
Executor of the Estate of Bessie K. Holmes

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, **CHARLES B. HOLMES**, 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 Bessie K. Holmes, 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 22nd day of May, 2015.

Martin A. Kooperman

NOTARY PUBLIC
My Commission Expires: 3/10/19

MARTIN A. KOOPERMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Charles B. Holmes

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of May, 2015.

Martin A. Kooperman

NOTARY PUBLIC
My Commission Expires: 3/10/19

MARTIN A. KOOPERMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

N0019001

8481316140926

TENNESSEE DEPARTMENT OF REVENUE

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

September 29, 2014

HOLMES BESSIE K
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE TN 37206-4211

Account Type:	INHERIT TX
Account No.:	441975400
Date of Death:	April 20, 2014
County:	DAVIDSON
SSN:	XXX-XX-5617

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

HOLMES BESSIE K
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE, TN 37206-4211

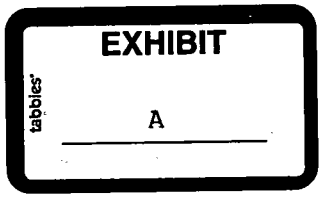
September 29, 2014	
Account Type:	INHERIT TX
Account No.:	441975400
Date of Death:	April 20, 2014
County:	DAVIDSON
SSN:	XXX-XX-5617

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



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

10/1/2014

MARTIN A. KOOPERMAN
LEGAL COUNSEL
603 WOODLAND ST
NASHVILLE, TN 37206

RE: BESSIE K. HOLMES
Last Four Of SSN 5617

Dear MARTIN A. KOOPERMAN:

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
tabbies
B

BOOK 4678 PAGE 93

FORM NO. WD-1

5411 Illinois Ave

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Feb. 19 73

Notary Public

MY COMMISSION EXPIRES: 7/3/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Attorney, 338 White Bridge Rd., Nash., Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Holmes et ux (NAME)	Same (NAME)	Map 91-10
6445 Charlotte Rd. Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 390
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	12W-12335

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bob Hedgepath and wife, Rita Hedgepath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Holmes and wife, Bessie K. Holmes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Revised Plan of Section One, Morrow Meadows, of record in Book 2083, page 105, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Illinois Avenue at the corner of Lots 27 and 28; thence with the line between said lots southeasterly 90 feet to a corner of Lot 26; thence with the line between Lots 26 and 27, southwesterly 87 feet to the margin of Delray Drive; thence with the margin of the same, northwesterly 65 feet to the beginning of a curve, northerly 39.27 feet to the margin of Illinois Avenue; thence with the margin of the same, north easterly 62 feet to the point of beginning.

BEING the same property conveyed to Bob Hedgepath and wife, Rita Hedgepath by deed from Jane C. Dowden of record in Book 4035, page 443, Register's Office for Davidson County, Tennessee.

This is unimproved {X} improved property, known as 808 Delray Drive (Home Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hand s this 1 day of Feb., 19 73

Bob Kilgepatti Rita Wedgepatti