BILL GARRETT, Davidson County
Trans:T20150040008 DEEDQC
Recvd: 05/22/15 10:55 6 pgs
Fees:32.00 Taxes:0.00
20150522-0047429

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 7724 Saddle Ridge Court Nashville, TN 37221	Same	12W8394 91-10-319ML

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. 47 on the Plan of Section Two, Urbandale, as of record in Book 1835, Page 82, Register's Office for said County.
>
> Said Lot No. 47 fronts 50 feet on the westerly side of Conway Street and extends back 130.6 feet on the northerly line and 129.8 feet on the southerly line to a dead line in the rear on which it measures 50 feet.
>
> BEING the same property conveyed to Charles B. Holmes by Quit Claim Deed from J. Michael Jacobs, reserving a life estate in Charles M. Holmes and wife, Bessie K. Holmes, of record in Deed Book 6733, Page 517, 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 511 Conway Street, 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. Koppelman

NOTARY PUBLIC
My Commission Expires: 3/10/19

STATE OF TENNESSEE NOTARY PUBLIC 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. Koppelman

NOTARY PUBLIC
My Commission Expires: 3/10/19

STATE OF TENNESSEE NOTARY PUBLIC 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

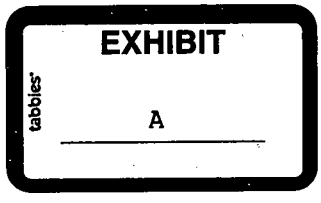
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Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00



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.

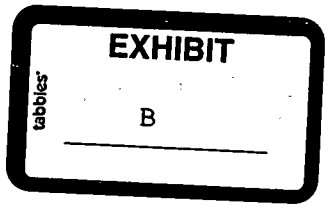
___ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

___ 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



Prepared By: J. MICHAEL JACOBS, Attorney at Law
311 White Bridge Road
Nashville, TN 37209 Mail
615/353-0930

QUITCLAIM DEED

BOOK 6733 PAGE 517

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES B. HOLMES (NAME)	LONAS & NETTLETON (NAME)	12W8394
7724 Saddle Ridge Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 225644 (STREET ADDRESS)	91-10-319MC
Nashville, Tn. 37221 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75265 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ----($10.00) Dollars, cash in hand paid, and other good and valuable considerations including love and affection and for the express purpose of making a re-conveyance to create a life estate in CHARLES M. HOLMES and wife, BESSIE K. HOLMES, or the survivor of them, and creating a remainder interest in CHARLES B. HOLMES, his successors, heirs and assigns, we, CHARLES B. HOLMES and wife, JANET HOLMES, and CHARLES M. HOLMES and wife, BESSIE K. HOLMES, by these presents do hereby quitclaim and convey unto J. MICHAEL JACOBS, Trustee, his successors and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Two, Urbandale, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot No. 47 fronts 50 feet on the westerly side of Conway Street, and extends back 130.6 feet on the northerly line and 129.8 feet on the southerly line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Charles M. Holmes and son, Charles B. Holmes by deed from A. B. Floyd, Jr., Trustee of record in Book 5415, Page 846, Register's Office for Davidson County, Tennessee.

The spouses of Charles M. Holmes and Charles B. Holmes join in this conveyance to convey their marital interest, if any, in the herein described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $ -0-

Subscribed and sworn to before me this the 18 day of Affiant CHARLES B. HOLMES
November 1985.

My commission expires: 4-19-87 (Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 511 Conway Street, Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said J. MICHAEL JACOBS *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* CHARLES M. HOLMES and wife, BESSIE K. HOLMES, or the survivor of them the life estate in the use, possession, enjoyment and income of same above described real estate and do hereby transfer and convey unto the said CHARLES B. HOLMES and his successors, heirs and assigns, the remainder interest in ~~xxxxxxxxxxxx~~ *the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 18 *day of* November, 1985.

~~THIS INSTRUMENT WAS PREPARED BY~~:
Charles M. Holmes

Charles B. Holmes
CHARLES B. HOLMES

Janet Holmes
JANET HOLMES, spouse

CHARLES M. HOLMES

BESSIE K. HOLMES, spouse

B. MICHAEL JACOBS *Trustee.*