This instrument prepared by:
Julie Cornell
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20150061690 DEEDQC
Recvd: 07/28/15 08:47 5 pgs
Fees:27.00 Taxes:0.00
20150728-0074027

Address of New Owner:
Anna Michelle Pancake
555 Brewer Drive
Nashville, TN 37211

Send Tax Bills to:
Same as new owner

Map/Parcel:
147 05 0071.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Cecil W. Coke, a widower, also known as Cecil Woodrow Coke, died on January 5, 2015, leaving a Last Will and Testament dated December 13, 1979; and, whereas, the will was admitted to probate on February 19, 2015 in the Probate Court of Davidson County, Tennessee, Docket No. 15P200; and, whereas, Anna Michelle Pancake was duly qualified as Personal Representative; and, whereas, Anna Michelle Pancake is the sole beneficiary and heir at law of Cecil W. Coke's estate; 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 Exhibits A and B; therefore:

Anna Michelle Pancake, as Personal Representative of the Estate of Cecil W. Coke hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Cecil W. Coke, does hereby quitclaim, transfer and convey unto Anna Michelle Pancake hereinafter called Grantee, her heirs and assigns, all 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. 149 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, page 58, Register's office for said County.

Said Lot No. 149 fronts 80 feet on the southerly side of Garrett Drive and extends back 202 feet on the easterly line and 200.7 feet on the westerly line to a broken line in the rear measuring 88.4 feet thereon.

Being the same property conveyed to Cecil W. Coke and wife, Sally M. Coke, by deed from Gaines and Gaines Construction Company, Inc., on January 6, 1961 of record in Book 3177 page 121 Register's Office for Davidson County, Tennessee.

Sally M. Coke, also known as Sally Minor Coke, died on April 20, 1990. The property conveyed passed to Cecil W. Coke as the surviving tenant by the entirety.

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 309 Garrett Drive, Nashville, Tennessee.

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

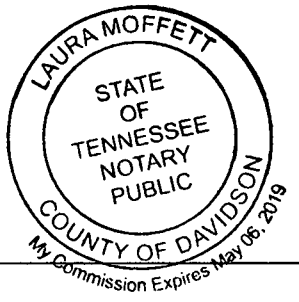
The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Anna Michelle Pancake
Anna Michelle Pancake, Grantee

Subscribed and sworn to before me this 17th day of July, 2015.

Laura Moffett
Notary Public

My Commission Expires: 5-6-2019



Witness my hand this 17th day of July, 2015.

Anna Michelle Pancake
Anna Michelle Pancake, Personal Representative of the Estate of Cecil W. Coke, Grantor

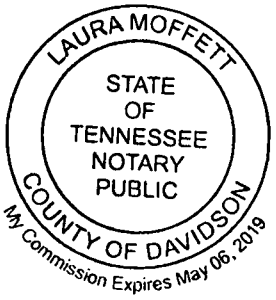
State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Anna Michelle Pancake, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative of the Estate of Cecil W. Coke 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 17th day of July, 2015.

Laura Moffett
Notary Public

My Commission Expires: 5-6-2019



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

2/20/2015

J RANDALL HOOPER
LEGAL COUNSEL
109 WESTPARK DR, STE 300
BRENTWOOD, TN 37027

RE: CECIL COKE
Last Four Of SSN [redacted]

Dear J RANDALL HOOPER:

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,

Tangela J. Howard

EXHIBIT
tabbies
A

N0019001 6053890150327

TENNESSEE DEPARTMENT OF REVENUE

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

March 30, 2015

ESTATE OF CECIL W COKE
ATTN: HOOPER ZINN & MCNAMEE
109 WESTPARK DR STE 300
BRENTWOOD TN 37027-5062

Account Type:	INHERIT TX
Account No.:	[redacted]
Date of Death:	January 5, 2015
County:	DAVIDSON
SSN:	XXX-XX-9512

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 CECIL W COKE
ATTN: HOOPER ZINN & MCNAMEE
109 WESTPARK DR STE 300
BRENTWOOD, TN 37027-5062

March 30, 2015	
Account Type:	INHERIT TX
Account No.:	442031543
Date of Death:	January 5, 2015
County:	DAVIDSON
SSN:	XXX-XX-9512

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

EXHIBIT
tabbies
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