BILL GARRETT, Davidson County
Trans:T20150069545 DEEDQC
Recvd: 08/18/15 13:37 6 pgs
Fees:32.00 Taxes:0.00
20150818-0083146

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

Record and return to:
Same as preparer

Address of New Owner:
Julie J. Freetly
5164 Hilson Drive
Nashville, TN 37211

Send Tax Bills to:
Same as new owner

Map/Parcel:
161 070107.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Dean Dail Freetly died on December 1, 2013 leaving no will; and, whereas, the intestate estate has been administered in the Probate Court of Davidson County, Tennessee, Docket No. 14P1849; and, whereas, Elaine Davidson was duly qualified as Personal Representative; and, whereas, all debts of the decedent will be paid; and, whereas, the Bureau of TennCare estate recovery release and Tennessee inheritance tax closing letter are attached as Exhibit A and Exhibit B respectively; therefore:

Elaine Davidson as Personal Representative and an heir of the Estate of Dean Dail Freetly, and Mary Belles, an heir of the estate of Dean Dail Freetly, hereinafter called Grantors, do hereby quitclaim, transfer and convey unto Julie J. Freetly, 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:

Being Lot No. 29 on the Plan of McMurray Woods Addition, Section 1, of record in Book 4675, Page 6 and 7, Register's Office for said County.

Said Lot No. 29 fronts 75 feet on the northeasterly margin of Hilson Drive and extends back 163.1 feet on the southeasterly line and 139.81 feet on the northwesterly line to a line in the rear measuring 78.54 feet theron.

Being the same property conveyed to Dean Dail Freetly and wife Mary Alice Freetly and Julie J. Freetly by deed from Victor Hazelwood, Trustee, of record in Instrument number 20010605-0058465, Register's Office for Davidson County, Tennessee.

Mary Alice Freetly died on August 7, 2011. Her share of the property conveyed passed to Dean Dail Freetly 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 5164-5166 Hilson Drive, Nashville, Tennessee.

By executing and delivering this deed, Grantor Elaine Davidson, as Personal Representative of the Estate of Dean Dail Freetly, releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Grantors Elaine Davidson and Mary Belles, heirs of the estate of Dean Dail Freetly, hereby join in the execution of this deed for the purpose of conveying their interest in the property to Grantee and waiving and conveying any inheritance rights and rights as heirs of the estate they may have in the property conveyed.

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.

Witness my hand this 3rd day of August, 2015.

Elaine Davidson

Elaine Davidson, Personal Representative and heir of the Estate of Dean Dail Freetly, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Elaine Davidson, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative and an heir of the Estate of Dean Dail Freetly, 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 3rd day of August, 2015.

Julie D. Cornell

Notary Public

My Commission Expires: 7/3/17

JULIE D. CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Witness my hand this 3rd day of August, 2015.

Mary Belles, Heir of the Estate of Dean Dail Freetly, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Mary Belles, with whom I am personally acquainted and who upon oath acknowledged that she is an heir of the Estate of Dean Dail Freetly, 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 3rd day of August, 2015.

Notary Public

My Commission Expires: 7/3/17

JULIE D. CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

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 an inheritance from an intestate estate.

Julie J. Freetly

Julie J. Freetly, Grantee

Subscribed and sworn to before me this 3 day of August, 2015.

Julie D. Cornell

Notary Public

My Commission Expires: 7/3/17

JULIE D. CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

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

11/26/2014

JACOB R. STRAIT
LEGAL COUNSEL
109 WESTPARK DR, STE 300
BRENTWOOD, TN 37027

RE: DEAN FREETLY
Last Four Of SS[redacted]

Dear JACOB R. STRAIT:

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
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N0018901 8162634150812

TENNESSEE DEPARTMENT OF REVENUE

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

August 15, 2015

FREETLY DEAN D
ATTN: JULIE CORNELL
109 WESTPARK DR STE 300
BRENTWOOD TN 37027-5062

Account Type:	INHERIT TX
Account No.:	442069094
Date of Death:	December 1, 2013
County:	DAVIDSON
SSN:	XXX-XX-[redacted]

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

FREETLY DEAN D
ATTN: JULIE CORNELL
109 WESTPARK DR STE 300
BRENTWOOD, TN 37027-5062

August 15, 2015

Account Type:	INHERIT TX
Account No.:	442069094
Date of Death:	December 1, 2013
County:	DAVIDSON
SSN:	XXX-XX-7294

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
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