BILL GARRETT, Davidson County
Trans:T20150069545 DEEDQC
Recvd: 08/18/15 13:39 6 pgs
Fees:32.00 Taxes:0.00
20150818-0083148

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:	Send Tax Bills to:	Map/Parcel:
Elaine Davidson 50 Annandale Nashville, TN 37215	Same as new owner	172-00-0-240.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Dean Dail Freetly died on December 1, 2013, leaving no Last Will and Testament; and, whereas, the intestate estate was admitted to probate on November 20, 2014 in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 14P1849; and, whereas, by Order of the Court, Elaine Davidson was named Personal Representative of the estate; 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 of the Estate of Dean Dail Freetly, hereinafter called Grantor, does hereby quitclaim, transfer and convey unto Elaine Davidson, Julie Freetly and Mary Belles, hereinafter called Grantees, their heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being a 2.518 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Holt Valley, L.L.C. as evidenced by deed of record in Deed Book 11294, page 655, Register's Office Davidson County, Tennessee, and being more particularly described as follows:
>
> Starting at a point on the northeasterly margin of Sherbrooke Lane, said point being the most westerly corner of Lot 63 on the plan of Highland Creek, Section One, of record in Plat Book 9700, page 960, Register's Office Davidson County, Tennessee;
>
> Thence with the proposed northeasterly margin of Sherbrooke Lane, and with a curve to the left having a radius of 663.02 feet through a central angle of 11 Degrees 01 Minutes 04 Seconds, said curve having a chord bearing of North 54 Degrees 31 Minutes 08 Seconds West and a chord length of 127.30 feet to the Point of Beginning;

Thence along a curve to the left having a radius of 663.02 feet through a central angle of 14 Degrees 37 Minutes 21 Seconds, said curve having a chord bearing of North 67 Degrees 20 Minutes 20 Seconds West and a chord length of 168.75 feet to a Point;
Thence North 74 Degrees 39 Minutes 01 Seconds West a distance of 29.92 Feet to a Point;
Thence North 07 Degrees 34 Minutes 38 Seconds West a distance of 361.64 Feet to a Point;
Thence North 83 Degrees 29 Minutes 23 Seconds East a distance of 33.13 feet to a Point;
Thence along a curve to the left having a radius of 528.38 feet through a central angle of 25 Degrees 02 Minutes 28 Seconds, said curve having a chord direction of North 70 Degrees 58 Minutes 09 Seconds East and a chord length of 229.10 feet to a Point;
Thence South 31 Degrees 33 Minutes 06 Seconds East a distance of 72.90 feet to a Point;
Thence South 00 Degrees 49 Minutes 56 Seconds West a distance of 360.87 feet to a Point;
Thence South 29 Degrees 58 Minutes 20 Seconds West a distance of 100.34 feet to the Point of Beginning, containing 109,674 Square Feet or 2.518 Acres, more or less.

Being the same property conveyed to Dean Dail Freetly and wife, Mary Alice Freetly by deed from Attorneys Title Company, Inc., a Tennessee Corporation, as Trustee of record in Instrument No. 20010824-0091787, Register's Office for Davidson County, Tennessee.

Mary Alice Freetly died on August 7, 2011. Her interest in the subject property passed to Dean Dail Freetly as the surviving tenant by the entireties.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record, including without limitation, those matters shown on the attached Exhibit C.

This is improved property, known as 2044 Sherbrooke Lane, 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.

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

Elaine Davidson

Elaine Davidson, Personal Representative 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 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

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 an inheritance from an intestate estate.

Elaine Davidson

Elaine Davidson, Grantee

Subscribed and sworn to before me this 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

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 SSN [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,

Angela 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-7[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

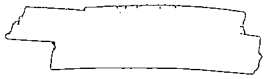
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Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

EXHIBIT
tabbies
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1. County Taxes for 2001 and subsequent years, a lien, but not yet due and payable.

2. The Plan of record in Book 5210, Page 21, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

3. The Plan of record in Book 5210, Page 258, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

4. Ingress and Egress Easement of record in Book 5266, Page 40, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10569, Page 732, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement of record in Book 10419, Page 470, Register's Office for Davidson County, Tennessee.

7. Easements for Sanitary Sewer and Storm Drainage of record in Book 10316, Page 569, and in Book 10419, Page 504, Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer Easement of record in Book 10419, Page 516, Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement, of record in Book 11338, Page 738, said Register's Office.

10. Easement Agreement, Landscape And Irrigation (Lot Nos. 1, 2, and 163) of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200006220062243.

11. Matters shown on the Plan of Highland Creek, Section One, of record in Book 9700, Pages 959 and 960, said Register's Office.

12. Addition to Highland Creek (voided and vacated) of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200004250040723.

13. Revision One Addition to Highland Creek of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000921-0094040.

14. Revision to Lot Nos. 171 and 172, Addition to Highland Creek of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20010108-0002310 (this plat voids and vacates Lot Nos. 171 and 172 on 20000921-0094040).

15. Declaration of Covenants, Conditions and Restrictions of Holt Valley, of record in Book 11568, Page 311, Register's Office for Davidson County, Tennessee, and First Supplement of record as Instrument No. 200004130037474.

16. By-Laws of Holt Valley of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.

QCD6.510

