This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
DUZANE, KOOPERMAN & MONDELLI
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

BILL GARRETT, Davidson County
Trans:T20160005398 DEEDQC
Recvd: 01/20/16 14:53 3 pgs
Fees:17.00 Taxes:0.00
20160120-0005956

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 EXECUTRIX OF THE ESTATE OF RUBY HARRIS MOSBEY

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Blanchie Dobson 3064 Richmond Hill Dr. Nashville, TN 37207	Same	12DZ-32430

RUBY HARRIS MOSBEY died on May 14th, 2014, intestate. An Order Appointing Administratrix and for Letters of Administration was entered by the Davidson County Seventh Circuit (Probate) Court on December 9th, 2014, Docket No. 14P-1743, wherein BLANCHIE DOBSON was appointed as the Administratrix of the Estate of Ruby Harris Mosbey. The Administratrix is duly qualified. All debts of the Decedent have been paid. The inheritance tax clearance has been received, being Account No. 442049187, a copy of which is attached as Exhibit A. The Administratrix, by signing this Quit Claim Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the laws of intestate administration, BLANCHIE DOBSON, Administratrix, quit claims to BLANCHIE DOBSON all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, Page 119, Register's Office for said County.
>
> Said Lot No. 10 fronts 75 feet on the northeasterly side of Richmond Hill Drive and extends back 131.5 feet on the southeasterly line and 125.6 feet on the northwesterly line, to a dead line measuring 75.1 feet thereon.

Being the same property conveyed to Ruby H. Mosbey, unmarried, by deed from Gladys Simmons Balthrop, unmarried, of record in Book 5301, Page 115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3136, Page 52, as amended in Book 3253, Page 591, said Register's Office.

THIS is improved property known as 3064 Richmond Hill Dr., Nashville, Davidson County, Tennessee 37207.

WITNESS my hand this 23rd day of November, 2015.

Blanchie Dobson, Administratrix

BLANCHIE DOBSON, Administratrix of the Estate of Ruby Harris Mosbey

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 Administratrix, Blanchie Dobson, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she is the Administratrix of the Estate of Ruby Harris Mosbey, and that as such Administratrix, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of November, 2015.

Martin A. Koppelman

NOTARY PUBLIC
My Commission Expires: 3/10/19

MARTIN A. KOPPELMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Blanchie Dobson

AFFIANT

Sworn to and subscribed before me this 23rd day of November, 2015.

Martin A. Koppelman

NOTARY PUBLIC
My Commission Expires: 3/10/19

MARTIN A. KOPPELMAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

N0019001 7130849150710

DAVIDSON COUNTY PROBATE COURT
DOCKET NO: 14P-1743

TENNESSEE DEPARTMENT OF REVENUE

COPIED

2015 JUL 29 PM 3:31

RICHARD R. ROOKER, CLERK

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

July 13, 2015

ESTATE OF RUBY H MOSBEY
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE TN 37206-4211

Account Type:	INHERIT TX
Account No.:	442049187
Date of Death:	May 14, 2014
County:	DAVIDSON
SSN:	XXX-XX-0152

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 RUBY H MOSBEY
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE, TN 37206-4211

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