Davidson County DEEDQC
Recvd: 02/12/16 13:18 5 pgs
Fees:27.00 Taxes:0.00
20160212-0013839

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Thomas Michael Ellsworth
9124 Sawyer Brown Road
Nashville, TN 37221

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 142 09 0H; Parcel No. 09200CO

THIS INSTRUMENT made and entered into on this the 7 day of January, ~~2015~~ 2016, by and between, Virginia Grace Ellsworth McCord and Paul Thomas Ellsworth ("Grantors"), and Thomas Michael Ellsworth ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Unit No. 9124, together with the Carport designated No. 9124-C, in River Plantation, Section IX, Phase 11-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-B, Condominium Apartments, recorded in Book 7900, Page 365, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq., Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-B Condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Carol McGregor Ellsworth, a married woman, by Warranty Deed from Henry L. Whitehead and Regina C. Whitehead, Trustees of the Whitehead Family Living Trust dated August 4, 1992, dated September 30, 2008 and filed for record October 2, 2008 in Instrument No. 20081002-0099960, Register's Office of Davidson County, Tennessee.

The said Carol McGregor Ellsworth died testate on or about June 2, 2014. The above named Grantors are the surviving spouse and children, being all the heirs at law of Carol McGregor Ellsworth. See Affidavit of Heirship being filed of record simultaneously herewith in Instrument No. 20160208-0011725, said Register's Office. A TennCare Clearance letter was obtained and is attached hereto as Exhibit "A".

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 9124 Sawyer Brown Road, Nashville, TN 37221.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 7 **day of** January, ~~2015.~~ 2016

Virginia Grace Ellsworth McCord

Virginia Grace Ellsworth McCord

STATE OF ~~TEXAS~~ Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Virginia Grace Ellsworth McCord, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of January, ~~2015.~~ 2016

Matt Little

Notary Public

My Commission Expires: 7/3/2017

MATT LITTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 3, 2017

MATT LITTLE DAVIDSON COUNTY My Comm. Expires July 3, 2017

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 7 **day of** January, ~~2015.~~ 2016

Paul Thomas Ellsworth

Paul Thomas Ellsworth

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, Paul Thomas Ellsworth, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of January, 2015. 2016

Matt Little

Notary Public

My Commission Expires: 7/3/2017

MATT LITTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 3, 2017

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Matt Little

Affiant

Sworn to and subscribed before me this 11th day of Febnay, 2015.

Notary Public

My Commission Expires: 7/3/2017

RUSSELL THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
July 3, 2017

EXHIBIT "A"

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

12/3/2015

GLENN MACBETH GATEWAY TITLE SERVICES
LEGAL COUNSEL
1639 MEDICAL CENTER, STE 102
MURFREESBORO, TN 37129

RE: CAROL JANE ELLSWORTH
Last Four Of SSN 1302

Dear GLENN MACBETH GATEWAY TITLE SERVICES:

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.

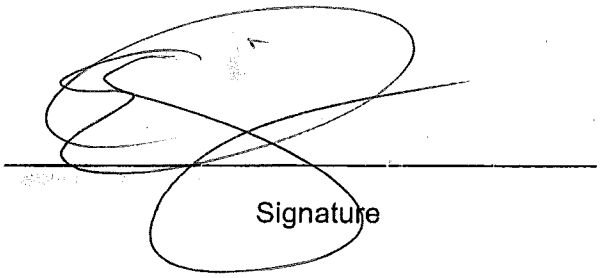
If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Jangela J. Howard

Certificate of Authenticity

I, Emily Hopkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of Tennessee

County of Davidson

Personally appeared before me, Katie L. Bell, a notary public for this county and state, Emily Hopkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katie L Bell

Notary's Signature

My Commission Expires: May 20, 2019

Notary's Seal (If on paper)

