BILL GARRETT, Davidson County
Trans:T20160028898 DEEDQC
Recvd: 04/08/16 16:21 5 pgs
Fees:27.00 Taxes:0.00
20160408-0034068

This instrument prepared based on information provided by the parties and not independent verification by:
Penny Harrington
Harrington Law Office
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone: (615) 320-9977
Facsimile: (615) 320-9929

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Wayne Roger Hucaby 7216 Valley Lake Drive Raleigh, North Carolina 27612-1761	Wayne Roger Hucaby 7216 Valley Lake Drive Raleigh, North Carolina 27612-1761	145 10 0 026.00

EXECUTOR'S QUITCLAIM DEED

The undersigned, being duly sworn, deposes and states as follows:

Ralph Lyndon Hucaby died on December 28, 2005, leaving a Last Will and Testament dated March 4, 1999 and a handwritten Codicil to the March 4, 1999 Last Will and Testament dated November 8, 2005. The March 4, 1999 Last Will and Testament and the November 8, 2005 handwritten Codicil of were admitted to probate on January 18, 2006 in the Seventh Circuit Court for Davidson County, Tennessee being Docket Number 06P-75. Wayne Roger Hucaby (hereinafter "the Executor") was duly qualified as Executor of the Last Will and Testament of Ralph Lyndon Hucaby.

Pursuant to an Order entered and approved by the Seventh Circuit Court for Davidson County, Tennessee on August 29, 2008, Debra Hucaby (hereinafter "the Co-Executor") was appointed and duly qualified as the Co-Executor of the Estate of Ralph Lyndon Hucaby. All debts of the Decedent have been paid and the Release of the Bureau of TennCare has is attached hereto as Exhibit "A." The Executor and the Co-Executor releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Last Will and Testament of Ralph Lyndon Hucaby, the Executor and the Co-Executor do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Wayne Roger Hucaby all right, title, and interest in and to certain improved real property known as 1331 Otter Creek Road, Nashville, Davidson County, Tennessee being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Tyne Valley Estates, Section 8, as of record in Book 3500, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 200 feet on the southerly side of Otter Creek Road, and extends back between parallel lines, 327.5 feet to a dead line.

Being the same property conveyed to Austin L. Luckett, Jr., and wife Kathleen Mc. Luckett by deed from Haury and Smith Contractors, Inc., of record in Book 3983, Page 297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph L. Hucaby and wife Marion C. Hucaby by Warranty Deed from Austin L. Luckett, Jr., and wife Kathleen Mc. Luckett of record in Book 4656, Page 778, Register's Office for Davidson County, Tennessee. Marion C. Hucaby died testate on October 17, 2005 in Nashville, Davidson County, Tennessee leaving Ralph Lyndon Hucaby as the surviving tenant by the entirety. The Estate of Marion C. Hucaby was duly probated on April 29, 2009 in the Seventh Circuit Court for Davidson County, Tennessee being Docket Number 09P-605.

This is improved real property known as 1331 Otter Creek Road, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to same limitations, restrictions, and encumbrances as may affect the property. This transfer is by Quitclaim and the Executor and Co-Executor make no warranties about title. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, executed this the 31ST day of March, 2016.

Wayne Roger Hucaby

WAYNE ROGER HUCABY
Executor of the Estate of Ralph Lyndon Hucaby

DEBRA HUCABY
Co-Executor of the Estate of Ralph Lyndon Hucaby

Wayne Roger Hucaby

WAYNE ROGER HUCABY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **WAYNE ROGER HUCABY**, the Executor of the Estate of Ralph Lyndon Hucaby, and **DEBRA HUCABY**, the Co-Executor of the Estate of Ralph Lyndon Hucaby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 31 day of March, 2016.

PENNY HARRINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/18

The actual consideration and/or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

WAYNE ROGER HUCABY

PENNY HARRINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/18

Copy

STATE OF TENNESSEE
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

FILED
2009 NOV -4 AM 10: 59
RICHARD R. ROZNER, CLERK

2/20/2009

PENNY HARRINGTON
LEGAL COUNSEL
1215 7TH AVE. NORTH
NASHVILLE, TN 37208

RE: RALPH L. HUCABY
[redacted]

Dear PENNY HARRINGTON:

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,

Ron Singh
Manager

EXHIBIT
tabbies
A

TENNESSEE DEPARTMENT OF REVENUE

INHERITANCE TAX CONSENT TO TRANSFER
FOR REAL PROPERTY

NOTICE: THIS ELECTRONIC DOCUMENT IS AN OFFICIAL STATE RECORD. PLEASE PRINT AND RETAIN A COPY FOR YOUR RECORDS.

NAME OF DECEDENT: Ralph Hucaby

COUNTY OF RESIDENCE: DAVIDSON

SOCIAL SECURITY NUMBER: xxx-xx-2134

APPLICATION DATE: 04/01/2016

The Department of Revenue hereby waives the issuance of notice required by Section 67-8-417, Tennessee Code Annotated and consents to the transfer of the property described below now in your custody, or standing on your records in the name of the captioned decedent.

Description of Real Property:

County: DAVIDSON

Address: 1331 Otter Creek Road

City: Nashville

State: TN

Zip: 37215

Map: 145100026.00

Parcel:

FMV: $467,700.00

EXHIBIT
B