BILL GARRETT, Davidson County
Trans:T20160029897 DEEDQC
Recvd: 04/13/16 10:03 13 pgs
Fees:67.00 Taxes:0.00
20160413-0035287

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, BPR 4647
ATTORNEY AT LAW
1304 Red Oak Drive
Brentwood, TN 37027
Ph: (615) 301-4800

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NOS.**
VALRIE JEAN PUGH, BOBBY SANFORD PUGH and TAYLOR JOSEPH PUGH	Valrie Jean Pugh 4785 Cascade Drive Old Hickory, TN 37138	64-12-32

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

AFFIANT

PAMELA R. DUER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF April, 2016.

MY COMMISSION EXPIRES:
10-23-2016

NOTARY PUBLIC

EXECUTOR'S QUITCLAIM DEED

I. RECITALS

1. BILLY DOUGLAS PUGH died testate on October 22nd, 2013 a resident of Old Hickory, Davidson County, Tennessee.

2. The Undersigned, PHILIP W. DUER and SHIRLEY JOHNSON were appointed as Co-Executors under the holographic Last Will and Testament of BILLY DOUGLAS PUGH dated September 10th, 2013 which was admitted to probate in Will Book/Docket Number 13P-1878, Office of the Probate Court for Davidson County, Tennessee. A redacted certified copy of Decedent's Will is attached as Ex. "A" to this Quitclaim Deed.

3. The Decedent owned land in Davidson County, Tennessee more particularly described below and as described in Deed Book 11657 Page 199, Register's Office for Davidson County, Tennessee..

4. All debts and claims of the Decedent have been paid. A Tennessee Inheritance Tax

Return was filed, no taxes were due and the estate received a non-taxable certificate. In addition, a TennCare release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability. A copy of the non-taxable certificate from the State of Tennessee is attached as Ex. "B" and a copy of the release from the Bureau of TennCare is attached as Ex. "C".

5. Pursuant to the provisions of the afore-referenced Last Will of the Decedent and the Orders of the Probate Court, and particularly an Agreed Order entered on July 27, 2015, vesting the herein below described property, a 40% undivided interest to the decedent's widow, VALRIE JEAN PUGH, A 30% undivided interest to the decedent's son, BOBBY SANFORD PUGH and a 30% interest to the decedent's adult son, TAYLOR JOSEPH PUGH. Said Agreed Order is attached as Ex. "D" to this instrument.

II. CONVEYANCE

Pursuant to the Decedent's Will as above described and as Co-Executors of the Decedent's Last Will and Testament, attached as Ex. "A" and pursuant to the Agreed Order attached as Ex. "D", we , PHILIP W. DUER and SHIRLEY JOHNSON, Co-Executors of the Last Will and Testament of BILLY DOUGLAS PUGH, Deceased hereby bargain, transfer, quitclaim and convey any and all right, title, or interest that we may now, or forever have in and to the following described property to VALRIE JEAN PUGH with a 30% undivided interest, to BOBBY SANFORD PUGH with a 30% undivided interest and to TAYLOR JOSEPH PUGH with a 30% undivided interest in said real property being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 323 on the Plan of Sherwood Forest, Section 4, of record in Plat Book 4460, Pages 182 and 183, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby R. Pugh and Billy D. Pugh, joint tenants with right of survivorship by deed dated August 20th, 1997 as of record in Book 10578, Page 68, Register's Office for Davidson County, TN and further being the same property conveyed to Billy D. Pugh by quitclaim deed by Bobby R. Pugh and wife, Dorothy S. Pugh dated September 1st, 1999 as of record in Book 11657, Page 199, said Register's Office for Davidson County, Tennessee the said Bobby R. Pugh and Dorothy S. Pugh having predeceased Billy D. Pugh, said property having passed by operation of law to Billy D. Pugh.

This is improved property known as: 4785 Cascade Drive, Old Hickory, TN 37138

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES. The above description is taken from prior deed of record, a copy of which was provided by Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of March, 2016

.PHILIP W. DUER CO-EXECUTOR
OF THE ESTATE OF BILLY DOUGLAS PUGH,
Deceased (One and the same as Billy D. Pugh)

SHIRLEY JOHNSON, CO-EXECUTOR
OF THE ESTATE OF BILLY DOUGLADS PUGH,
Deceased, (one and the same as Billy D. Pugh)

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, PHILIP W. DUER with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to his identity, and who acknowledged that he executed the within instrument (EXECUTOR'S QUITCLAIM DEED) for the purposes therein contained and in his official capacity as Co-Executor of the Estate of Billy Douglas Pugh, Deceased, Billy Douglas Pugh being one and the same as Billy D. Pugh.

WITNESS my hand, at office, this 23 day of March, 2016.

Summer L. Edmonds
NOTARY PUBLIC
My commission expires: 5/3/2016

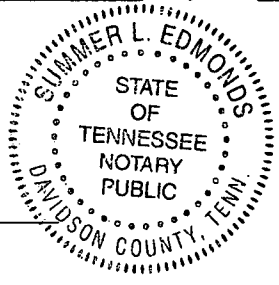
SUMMER L. EDMONDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, SHIRLEY JOHNSON with whom I am personally acquainted, or who provided reasonable and

satisfactory identification as to her identity, and who acknowledged that she executed the within instrument (EXECUTOR'S QUITCLAIM DEED) for the purposes therein contained and in her official capacity as Co-Executor of the Estate of Billy Douglas Pugh, Deceased, Billy Douglas Pugh being one and the same as Billy D. Pugh.

WITNESS my hand, at office, this 23 day of March, 2016.



Summer L. Edmonds
NOTARY PUBLIC
My Commission Expires: 5/3/2016

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 05 day of DECEMBER, 2013, in Docket Number 13P1878, IN RE: PUGH, BILLY DOUGLAS ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 09 day of MARCH in the year 2016 and in the 239 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]



Ex. "A"

Copy

FILED
2015 DEC -5 PM 12:22
RICHARD R. ROOKER, CLERK

My Will - Billy D Pugh Sept 10 2015

To Bobby Pugh And Taylor Pugh

I'm so plaud of you guys. Two Damn good young Men. Your Mom done A good job Raising ya'll. I feel so bad I done very little to help Her. To busy making A living for us. Anyway, I want you two to split everything I have. I'm going to set up A trust fund for you two where ya'l will have money At All times. You can get 10,000 Anyone until your mom (Valeio Pugh) passes away then you get it All. I'm putting Tommy Parks in charge of everything. (615-308-0605) I cannot take the pain any longer. My [redacted] hurt so bad its not funny Anymore. Pain is hell to live with!!!

Tommy Packs

#1. When Bobby turns the Age of 18, the house at 4785 Cascade Dr. Old Hickory, TN 37138 is to be sold. Money is to go to Bobby And Taylor Pugh. The house was mine, not Valeio's All the money in the trust fund will be there's only (Bob & Taylor) 10,000 Anyone in till there mom pass's Away. Then they can do what ever they want. Tommy is to be paid for All his trouble. 200.00 Dollars A hour is fare to me. Tommy, make sure [redacted] goes to jail for taking money out of Moms Account At Wilson Bank And Trust (Paying his Bills) Make Sure All people in trust fund takes

Copy

A drug test. If they fa[redacted] them NO money. Its in mons will. VAL is to get not one thing. She got so much Money from Mom so she is[redacted] Tommy. Make sure the house is sold. [redacted] You had not one damn thing until you meet me. I know now your[redacted]

VAL is to get NOT ONE DAMN [redacted]

The Money from the SALE of the House is to go to Bobby and Taylor. It was part of my inheritance. She had no money involved.

SHARON gets 10% Dollars

I WANT Shirley Johnson & Phillip Dunn to be my trustees on the will

Shirley 615-975-1513
Phil - 615-301-4800

Brad is to get lawn mower in florida Craftsmans car

Billy Pugh

Copy

Make sure they all do drug test.

N0006801 6896337151207

TENNESSEE DEPARTMENT OF REVENUE

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

December 10, 2015

ESTATE OF BILLY D PUGH
ATTN: PHILIP W DUER
1304 RED OAK DR
BRENTWOOD TN 37027-7811

Account Type:	INHERIT TX
Account No.:	442110896
Date of Death:	OCTOBER 22, 2013
County:	DAVIDSON
SSN:	XXX-XX-2527

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 BILLY D PUGH
ATTN: PHILIP W DUER
1304 RED OAK DR
BRENTWOOD, TN 37027-7811

December 10, 2015

Account Type:	INHERIT TX
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Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

EX. "B"

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

4/6/2016

PHILIP DUER
LEGAL COUNSEL
1304 RED OAK DR
BRENTWOOD, TN 37027

RE: BILLY PUGH
Last Four Of SSN 2527

Dear PHILIP DUER:

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,

Jamela J. Howard

EX. "C"

STATE OF TENNESSEE

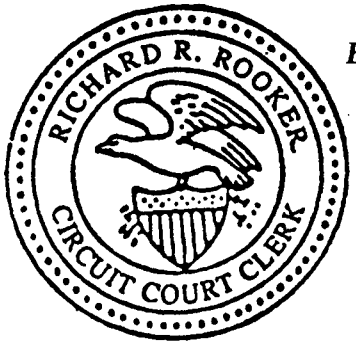
I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 27 day of JULY, 2015, in Docket Number 13P1878, IN RE: PUGH, BILLY DOUGLAS ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 09 day of MARCH in the year 2016 and in the 239 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]



Ex. "D"

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

2015 JUL 27 PM 2:43

RICHARD R. ROOKER, CLERK

IN RE: ESTATE OF)
BILLY DOUGLAS PUGH) DOCKET NO: 13P-1878

K Hammons D.C

ORDER

This cause came to the heard on the July 22, 2015, upon the petition of Valrie Pugh, Taylor Pugh, and Bobby Pugh that rather than to sell the property of the decedent located at 4587 Cascade Drive, Old Hickory, Tennessee the property be deeded to Valrie Pugh, Taylor Pugh, and Bobby Pugh. A response to the petition was filed by the co-executors indicating that they had no objection to the proposed relief in that the right of the surviving spouse to dissent against the Will and to elect her 40% elective share overrides the decedent's will provisions to exclude her and that she would than she would be receiving no more (40%) than what she is entitled to under the right to dissent. The co-executors are of the opinion that if the property is held by deed the decedent's two sons will benefit more in the long run rather than having the property sold at the present time. The attorney for Valrie Pugh stated to the Court that she was waiving her right to a year's support.

It is therefore **ORDERED** as follows:

1. The real property located at 4785 Cascade Drive, Old Hickory, Tennessee 37138 shall be decded as follows: 40% to Valrie Pugh, 30% to Bobby Sanford Pugh and 30% to Taylor Joseph Pugh.

2. Valrie Pugh has waived statutory right to receive a year's support from the decedent's estate.

Enter this the 27th day of July, 2015.

Randy Kennedy, Judge

APPROVED FOR ENTRY:

Martha Child

Martha Child, #7213
Attorney for Valrie Pugh
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Copy

CERTIFICATE OF SERVICE

I hereby certify that I have served a true and exact copy of the foregoing by postage prepaid mail upon Philip W. Duer and Shirley Johnson, c/o Philip W. Duer, Cornerstone Square, 530 Church Street, Suite 400, Nashville, TN 37219 and at 1304 Red Oak Drive, Brentwood, TN 37027 on this the 23 day of July, 2015.

Martha Child

Valrie Pugh File
Billy Douglas Pugh Estate
Order of 7-22-15 re Real Property
Probate Documents