

My Commission Expires May 6, 2019

BILL GARRETT, Davidson County
Trans:T20160045158 DEEDQC
Recvd: 05/27/16 14:40 16 pgs
Fees:82.00 Taxes:0.00
20160527-0053918

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Charlotte Ann Reifsnyder
Affiant

Subscribed and sworn to before me, this 10th day of May, 2015.

Lindsay L. Hardin
NOTARY PUBLIC

My commission expires: May 6, 2019

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Charlotte Ann Reifsnyder 106 Courtside Place Hendersonville, TN 37075	Same	041 08 0 038.00

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS by these presents that the undersigned heirs of Anna L. Duke, deceased, for adequate consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does transfer, convey and quitclaim unto Charlotte Ann Reifsnyder, her heirs, representatives and assigns, all right, title and interest owned by the undersigned in a certain tract or parcel of improved land in Davidson County, State of Tennessee, being more particularly described as follows:

LAND in the tenth Civil District of Davidson County, Tennessee, being Lot No. 14 on the plan of Hickory Acres, not of record, described according to a survey made by George W. Watkins, Surveyor, dated July 15, 1952, and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated July 17, 1974, Job No. W2-5170-D, as follows:

BEGINNING at a point 145 feet from the intersection of Marydale Drive (formerly Hickory Drive) and being a common line with property conveyed to Gladys Caldwell Springer: thence in a southerly direction 245 feet to a point; thence in a southeasterly direction 207 feet to a point; thence in a northerly direction 382.2 feet to a point on Old Hickory Boulevard; thence along Old Hickory Boulevard in a westerly direction 150 feet to the point of beginning.

Being the same property conveyed to Douglas Earle Duke and wife, Anna L. Duke by deed recorded in Book 4838, Page 575, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1195 Old Hickory Boulevard, Nashville, Tennessee 37207.

The undersigned grantors, who are the only heirs at law of Douglas Earle Duke and wife, Anna L. Duke, both deceased, being first duly sworn according to law, declares as follows:

1. Douglas Earle Duke and Anna Lou were married on July 28, 1950. Born of this union were five (5) children: Robert Earle Duke, Timothy Andrew Duke, Charlotte Ann Reifsnyder, Alan Douglas Duke and Dianna Elaine Fielder. There were no other children born of this marriage.

2. Timothy Andrew Duke was married on October 7, 1978 to Teresa Lynn Knowles. Born of this union were two children: Andrea Lynn Duke Lassiter and Deborah Michelle Duke Vinson. Timothy Andrew Duke, died testate, on June 29, 1996, leaving a Last Will and Testament dated April 17, 1989, in which he devised all of his property outright to his wife Teresa Lynn Knowles Duke, now Teresa Lynn Knowles Randolph. A copy of said will is attached as Exhibit " A ".

3. Douglas Earle Duke died on December 1, 2010. After his death, title to the property vested solely in Anna L. Duke. Anna L. Duke, died intestate, on March 4, 2013, vesting title in the property to her heirs at law, to wit: Robert Earle Duke (1/5th); Charlotte Ann Reifsnyder (1/5th); Alan Douglas Duke (1/5th), Dianna Elaine Fielder (1/5th); and Teresa Lynn Knowles Randolph (1/5th). The two children of Timothy Andrew Duke, Andrea Lynn Duke Lassiter and Deborah Michelle Duke Vinson, who are also his heirs at law, are joining in this conveyance with his surviving spouse, Teresa Lynn Knowles Randolph, to transfer whatever interest they might have in the property.

4. Attached as Exhibit "B" is the Inheritance Tax Closing Letter for Anna L. Duke. Attached as Exhibit "C" is the Release from the Bureau of TennCare for Anna L. Duke.

5. This conveyance is made for the express purpose of vesting said Charlotte Ann Reifsnyder with one hundred percent (100%) ownership interest in and to the herein described property.

DATED this 20 day of March, 2016.

Robert Earle Duke

Robert Earle Duke

STATE OF Georgia)
)
COUNTY OF Columbia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Earle Duke**, the within named 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 for the purposes therein contained and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand and official seal at Columbia County, Georgia, this 20th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 1/7/2018

CYNTHIA B. KING
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 7, 2018
COLUMBIA COUNTY, GEORGIA

DATED this 16th day of May, ~~2015.~~ 2016

Charlotte Ann Reifsnyder

Charlotte Ann Reifsnyder

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charlotte Ann Reifsnyder**, the within named 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 for the purposes therein contained and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, ~~2015.~~ 2016

Lindsay L. Hardin

NOTARY PUBLIC

My Commission Expires: May 6, 2019

LINDSAY L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 6, 2019

DATED this 15th day of March, ~~2015~~. 2016.

Alan Douglas Duke

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alan Douglas Duke**, the within named 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 for the purposes therein contained and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand and official seal at White House, Tennessee, this 15th day of March, 2015.

NOTARY PUBLIC

JUDY S. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 04-19-2017

DATED this 9 day of March, 2015.

X Dianna Elaine Fielder
Dianna Elaine Fielder

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dianna Elaine Fielder**, the within named 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 for the purposes therein contained and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of March, ~~2015~~. 2016

Emily A. Fox
NOTARY PUBLIC

My Commission Expires: 11/5/19

EMILY A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DATED this 29th day of February, 2015.

Teresa Lynn Knowles Randolph

Teresa Lynn Knowles Randolph

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Lynn Knowles Randolph**, the within named 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 for the purposes therein contained and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand and official seal at NASHVILLE, Tennessee, this 29 day of FEBRUARY, ~~2015.~~ 2016

NOTARY PUBLIC

My Commission Expires: 1/6/2020

FRANKLIN BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2020

DATED this 2nd day of March, 2016.

Andrea Lynn Lassiter

Andrea Lynn Duke Lassiter

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrea Lynn Duke Lassiter**, the within named 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 for the purposes therein contained and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 2016.

Lolita White

NOTARY PUBLIC

My Commission Expires: 12/06/16

LOLITA WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

DATED this 29th day of April, ~~2015.~~ 2016

Deborah Michelle Duke Vinson

Deborah Michelle Duke Vinson

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah Michelle Duke Vinson**, the within named 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 for the purposes therein contained and further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of April, ~~2015.~~ 2016.

NOTARY PUBLIC

My Commission Expires: 11/26/16

MARK A COMBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Last Will and Testament

OF

TIMOTHY ANDREW DUKE

I, Timothy Andrew Duke, a resident of Sumner County, Tennessee, declare this to be my Last Will and Testament, hereby revoking all prior testamentary instruments made by me.

ARTICLE I

I direct that all my just debts, except those secured by mortgage or other security agreement, shall be paid out of my residuary estate by my Executor, hereinafter named, as soon as practicable after my death, including my funeral expenses, expenses of the administration of my estate, and any estate, inheritance or like taxes that may be imposed by reason of my death, without proration among the beneficiaries. I direct that all my debts secured by mortgage or other security agreement shall pass with the property and the devisee or legatee shall take said property subject to the debt.

ARTICLE II

If my wife, Teresa Knowles Duke, survives me, then I devise all of my property outright to my said wife. If my said wife does not survive me, then I direct that all my property be awarded to my children, in equal shares, share and share alike, per stirpes.

Timothy Andrew Duke

EXHIBIT " A "

ARTICLE III

I incorporate by reference, as fully as if copied verbatim, all the provisions and powers set forth in Tennessee Code Annotated, §35-50-110, which section enumerates the administrative powers that I hereby confer upon my Executor. These powers are granted notwithstanding that said statute may be amended hereafter or repealed.

ARTICLE IV

If my wife predeceases me and if, at the time of my death, I hereby appoint Barry Lynn Stanley and Susan Marie Stanley, as guardians of the person and property of such minor children.

ARTICLE V

In the event my wife and I die under such circumstances that it is impossible or impracticable to ascertain who died first, or who survived, I direct that it shall be presumed that my wife survived me.

ARTICLE VI

I appoint my wife, Teresa Knowles Duke, to be the Executrix of this my Last Will and Testament. (Any references in this Will to "Executor" shall apply equally to the "Executrix.") If

Timothy Andrew Duke

my said wife should for any reason fail or cease to serve in said capacity, then I appoint G. Wayne Detring, to serve as the Alternate Executor hereunder. I direct that no bond or other security shall be required of either of the above-named fiduciaries who may serve as the personal representative of my estate, and that my Executrix shall not be required to file any inventory or accounting with any court.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of April, 1989, and do publish and declare this to be my Last Will and Testament, in the presence of each and all of the subscribing witnesses whom I have requested to act as such by signing their names as attesting witnesses in my presence and in the presence of each other, and by signing the attached Affidavit, pursuant to the provisions of Tennessee Code Annotated, §32-2-110.

Timothy Andrew Duke

TIMOTHY ANDREW DUKE

The foregoing instrument consisting of four (4) pages, including the affidavit, was signed, published and declared by the Testator, TIMOTHY ANDREW DUKE, to be his Last Will and Testament in the presence of all of us at one and the same time and we at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution on this the 17 day of April, 1989.

WITNESS:

Name

177 E Main St
Address

Hendersonville TN 37075
City/State

WITNESS:

Name

177 E. Main St.
Address

Hendersonville, TN
City/State

STATE OF TENNESSEE)
COUNTY OF SUMNER)

AFFIDAVIT

We, the undersigned, being duly sworn according to law, depose and say that we are adult citizens of Sumner County, Tennessee; that we witnessed the execution of the Last Will and Testament of TIMOTHY ANDREW DUKE, dated April 17, 1989, to which this affidavit is attached, and that this affidavit is being made at the request of the Testator, and in accordance with Tennessee Code Annotated, §32-211; that our signatures are affixed to said Last Will and Testament, that we signed or affixed the same at the instance and at the request of the Testator and in his presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament; that the Testator signed said paper writing as and for his Last Will and Testament in our sight and presence; and that at the time we witnessed said Will, the Testator was of legal age, and in our opinion, of sound mind and disposing memory, and did not appear under any undue influence.

Witness

Witness

Sworn to and subscribed before me,
this 17 day of April, 1989.

NOTARY PUBLIC

My Commission Expires: 7-24-89

MICHAEL W. EDWARDS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
COMMISSION EXPIRES: JULY 24, 1989

N0019001 6671918150624

TENNESSEE DEPARTMENT OF REVENUE

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

June 27, 2015

DUKE ANNA L
ATTN: CHRISTIAN S HOFSTETTER
95 WHITE BRIDGE RD STE 509
NASHVILLE TN 37205-1490

Account Type:	INHERIT TX
Account No.:	442060280
Date of Death:	March 4, 2013
County:	DAVIDSON
SSN:	XXX-XX-8594

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

DUKE ANNA L
ATTN: CHRISTIAN S HOFSTETTER
95 WHITE BRIDGE RD STE 509
NASHVILLE, TN 37205-1490

June 27, 2015

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Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

EXHIBIT " 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

6/9/2015

CHRISTIAN HOFSTETTER
LEGAL COUNSEL
95 WHITE BRIDGE RD
NASHVILLE, TN 37205

RE: ANNA DUKE
Last Four Of SSN 8594

Dear CHRISTIAN HOFSTETTER:

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

EXHIBIT " C "