BILL GARRETT, Davidson County
Trans:T20160062489 DEEDQC
Recvd: 07/20/16 14:13 3 pgs
Fees:17.00 Taxes:0.00
20160720-0074828

SEND TAX BILLS TO:
C. Roger Joynes
6573 Owens Chapel Road
Springfield, TN 37172

THIS INSTRUMENT PREPARED
BY: Joe R. Johnson, II
Attorney at Law
Springfield, Tennessee

Prepared from information supplied by the parties.
No title search performed by Attorney.

Map 104-10
Parcel 95

EXECUTOR'S QUITCLAIM DEED

RUTH R. JOYNES died on December 21, 2015, leaving a will dated August 25, 2004. The will as admitted to probate on January 14, 2016, in the Robertson County Chancery Court, under Docket No. 74CH1-2016-CV-16. The will named C. ROGER JOYNES as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 442130614, a copy of which is attached as Exhibit A. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the Will of Ruth R. Joynes, C. ROGER JOYNES, Executor, quitclaims to C. Roger Joynes, a single person, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 58 in the Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office for said County.
>
> Said Lot No. 58 fronts 60 feet on the north side of Fairfax Avenue and runs back between parallel lines 195 feet at an alley. Map 104-10, Parcel 95. Property Address: 308 Fairfax Avenue, Nashville, Tennessee.
>
> BEING the same property conveyed to Charles L. Joynes and wife, Ruth Joynes, by deed from William Robert Pupke and wife, Nancy Smith Pupke dated July 26, 1977, which deed is found of record in Book 5176, page 436, said Register's Office for Davidson County, Tennessee. Further being that same property conveyed by Quitclaim Deed from Charles L. Joynes to Ruth Joynes, by Quitclaim Deed dated June 18, 1999, and recorded in Book 11534, Page 806, Register's Office for Davidson County, Tennessee. Said Ruth R. Joynes is now deceased, having passed away on December 21, 2015. Her Last Will & Testament appears of record at Will Book 29, Page 265, Office of the Clerk & Master for Robertson County, Tennessee. Pursuant to said Will, C. Roger Joynes was appointed Executor for said Estate. Further, said real property passed to C. Roger Joynes upon the death of Ruth R. Joynes.

This transfer is by Quitclaim and we make no warranties about the title.

Witness my hand at Springfield, Tennessee, this 18th day of July, 2016.

Estate of RUTH R. JOYNES

By C. Roger Joynes
C. ROGER JOYNES, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared C. ROGER JOYNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of The ESTATE OF RUTH R. JOYNES, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate himself as Executor thereof..

Witness my hand and official seal at office, this 18th day of July, 2016.

JOE R. JOHNSON II
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My Commission Expires: 8-13-17

This deed is recorded to evidence distribution of this real estate to C. Roger Joynes, pursuant to the Last Will & Testament of Ruth R. Joynes. This transaction is exempt from tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D). Further, the valuation oath is unnecessary if the deed is used for the purpose set out above, pursuant to Tenn. Code Ann. § 67-4-409(a)(5).

N0019001 904131616O222

Ex. A

TENNESSEE DEPARTMENT OF REVENUE

FILED
CLERK & MASTER ROBERTSON CO. TN
FEB 26 2016
AT _____ O'CLOCK ____ M
ROSEMARY E. PHILLIPS
BY _____

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

February 26, 2016

JOYNES RUTH
ATTN: JOE R JOHNSON II
115 5TH AVE W
SPRINGFIELD TN 37172-2428

Account Type:	INHERIT TX
Account No.:	442130614
Date of Death:	December 21, 2015
County:	ROBERTSON
SSN:	XXX-XX-6572

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

JOYNES RUTH
ATTN: JOE R JOHNSON II
115 5TH AVE W
SPRINGFIELD, TN 37172-2428

February 26, 2016

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