**SEND TAX BILLS TO:**

Randal C. Beaty
2805 Chapelwood Drive
Hermitage, TN 37076

**THIS INSTRUMENT PREPARED BY:**

**Timothy A. Davis, B.P.R. # 20048**
Attorney at Law
115 East Main Street
Lebanon, TN 37087
(615) 444-7272

BILL GARRETT, Davidson County
Trans:T20160094484 DEEDQC
Recvd: 10/26/16 10:26 4 pgs
Fees:22.00 Taxes:0.00
20161026-0113048

Map.Parcel Number(s) 086 14 0B 018.00

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Zero Dollars ($0), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donna Beardsworth,** Executrix of the Estate of Barbara L. Emmons, by these presents does transfer and convey by Order of the Probate Court of Davidson , Tennessee, being Case No. 16P383, and **Donna Beardsworth,** individually, hereinafter called the Grantors, have this day sold and by these presents do hereby transfer, convey, remise, release and forever quitclaim unto **Randal C. Beaty**, hereinafter called the Grantee, his heirs and assigns, forever, all right, title and interest of Grantor, in the following tract or parcel of land situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development of record in Plat Book 6900, page 465, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete and accurate description.
>
> **BEING** the same property conveyed to Bobby B. Emmons by deed from Ken Lokey Homes, Inc. of record in Deed Book 7600, Page 249, Register's Office for Davidson County, Tennessee. Bobby B. Emmons died September 19, 2011 and his will was probated in the Probate Court of Wilson County, being case number 2011PR303. However, there was not an Executor's Deed prepared to transfer this property because the parties were not aware that his spouse, Barbara L. Emmons, was not on the deed and that title did not pass to her by tenancy by the entireties. Bobby B. Emmons, upon his passing left 3 heirs at law, his wife, Barbara L. Emmons, his son, Randal C. Beaty and his daughter, Donna Beardsworth. There were no estate taxes owed or TennCare liens owing upon his death (See attached Exhibit).
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

**WITNESS MY SIGNATURE** this the 4th day of October, 2016.

Donna Beardsworth

**Donna Beardsworth**
**Grantor**

**WITNESS MY SIGNATURE** this the 4th day of October, 2016.

Donna Beardsworth

**Donna Beardsworth**

**Executrix for Estate of Barbara L. Emmons**

**STATE OF TENNESSEE**

**COUNTY OF WILSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named, **Donna Beardsworth, individually, and as Executor of the Estate of Barbara L. Emmons,** with whom I am personally acquainted, and who acknowledged to me that she executed the within and foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND OFFICIAL SEAL** on this the 4th day of October, 2016.

NOTARY PUBLIC AT LARGE
My Commission Expires: 10-24-2019

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

The actual consideration or value, whichever is greater, for this transfer is 0.

**Affiant**

SWORN TO AND SUBSCRIBED before me, this the 4th day of October, 2016.

NOTARY PUBLIC AT LARGE
My Commission Expires: 10-24-2019

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION, SURVEY OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SURVEY OR SETTLEMENT.**

FILED 8:53am REC
WILSON CO. PROBATE
FEB 06 2014
BARBARA WEBB, PROBATE CLERK
BY: _____
DEPUTY

**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**

1/23/2014

TIMOTHY DAVIS
LEGAL COUNSEL
115 E. MAIN ST.
LEBANON, TN 370870000

RE: BOBBY EMMONS
Last Four Of SSN 9620

Dear TIMOTHY DAVIS:

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

N0019001 6052480131207

# TENNESSEE DEPARTMENT OF REVENUE

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

December 10, 2013

ESTATE OF BOBBY B EMMONS
ATTN: TIMOTHY A DAVIS
115 E MAIN ST
LEBANON TN 37087-2777

| | |
|---|---|
| Account Type: | INHERIT TX |
| Account No.: | 441871727 |
| Date of Death: | September 19, 2011 |
| County: | WILSON |
| SSN: | XXX-XX-9620 |

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 |

FILED 8:53 am REC
WILSON CO. PROBATE
FEB 06 2014
BARBARA WEBB, PROBATE CLERK
BY: _____
DEPUTY

DETACH BELOW AND RETAIN FOR YOUR RECORDS


# TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF BOBBY B EMMONS
ATTN: TIMOTHY A DAVIS
115 E MAIN ST
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