BILL GARRETT, Davidson County
Trans:T20170005780 DEEDQC
Recvd: 01/20/17 12:04 5 pgs
Fees:27.00 Taxes:0.00
20170120-0006520

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, # 4647
ATTORNEY AT LAW
1304 Red Oak Drive
Brentwood, TN 37027

ADDRESS NEW OWNER
Jami Vanderpool Neely
And Vicki Rose Vanderpool

SEND TAX BILLS TO:
Jami Vandrpool Neely
1305 Creekview Court
Nashville, TN 73221

MAP/GRP-PARCEL NOS.
168-127
168-128

STATE OF TENNESSEE)
COUNTY OF _____)

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

Jami V Neely
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4 DAY OF January, 2015. 2017 JF

Deliana Ferguson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
8-4-2020

ADMINISTRATOR'S QUITCLAIM DEED

I. RECITALS

1. ROSALIND DOWD VANDERPOOL died intestate on October 21st, 2015 a resident of Nashville, Davidson County, Tennessee;

2. The Undersigned, JAMI VANDERPOOL NEELY was appointed as Administratrix and was granted Letters of Administration from the Probate Court for Davidson County, Tennessee, Probate Division, , Docket Number 15P-1992 on December 10th , 2015;

3. The Decedent owned lands in Nashville, Davidson County, Tennessee more particularly described below and as described in Warranty Deed of Record in Book 4709, Page 120 Register's Office for Davidson County, Tennessee and in Installment Deed of Record in Book 4738, Page 641 .

4. All debts and claims of the Decedent have been paid. An Affidavit Waiving Tennessee Inheritance Tax Return was filed with the Probate Clerk for Davison County, Tennessee on May 4th, 2016 as no tax liability was due by the estate and no filing of an inheritance tax return was required. In addition, a TennCare Release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability after

payment of its claim. A copy of the Affidavit Waiving Inheritance Tax Return is on file with the Probate Clerk for Davidson County, Tennessee under Probate Docket Number 15P-1992. A copy of the release from the Bureau of TennCare is attached as Ex. "A".

II. CONVEYANCE

Pursuant to my authority, I, JAMI VANDERPOOL NEELY, as ADMINISTRATRIX of the ESTATE OF ROSALIND DOWD VANDERPOOL do hereby bargain, transfer, quitclaim and convey any and all right, title, or interest that I may now, or forever have in and to the following described property to JAMI VANDERPOOL NEELY, married and VICKI ROSE VANDERPOOL, a single person, said real property being more particularly described as follows:

Land in Davidson County, Tennessee:

TRACT ONE

Land in the 9th Civil District of said County and State, described according to a survey made by Steve Draper, Surveyor, February 12, 1964, as follows:

BEGINNING in the westerly margin of Hester and Beasley Road at a point 218 feet southerly from the northeast corner of the Colebrooks Tract; running thence with said margin, South 34 Degrees 30' West 102 feet to an iron pin; thence North 55 Degrees 30' West 400 feet to an iron pin; thence North 34 Degrees 30' East 10 feet to an iron pin; thence South 86 Degrees 20' East 179.6 feet; thence South 55 Degrees 30' East 245.9 feet to the beginning.

Being the same property conveyed to Katherine C. Hitchcock by deed from Ronald N. Wilson, Et Al, as of record in Book 4603, Page 524, Said Register's Office, and further being the same property thereafter conveyed by Katherine C. Hitchcock to Fed H. Vanderpool et ux, Rosalind D. Vanderpool (one and the same as Rosalind Dowd Vanderpool) by Warranty Deed as of record in Book 4708, Page 120, Said Register's Office for Davidson County, Tennessee, the said Fed H. Vanderpool (one and the same as Fed Houston Vanderpool) having predeceased Rosalind Dowd Vanderpool on June 6th, 1999 with sole title to the said real property passing to Rosalind Dowd Vanderpool by operation of law.

This is improved property known as: 8881 Hester Beasley Road, Nashville, Davidson County, Tennessee, 37221, formerly known as Rt. 1, Hester Beasley Road, Nashville, TN 37211.

TRACT TWO

A Tract of land in the 9th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by the Draper Surveying Service as follows:

Beginning at an iron pin in t he northwesterly margin of the Hester and Beasley Road, 70 feet southwesterly from the northeast corner of the property conveyed to A.A. Colebrooke by deed of record in Book 3646, page 313, Register's Office for said County, and running thence with said margin and a curve southwesterly 108 feet, and south 34 Degrees 30' west 40 feet to an iron pin; thence north 55 Degrees 30' west 245.9 feet to an iron pin; thence parallel to the north line of the Colebrooke property south 86 Degrees 20' east 300 feet to the point of beginning.

Being the same property conveyed to Joseph H. Mangum and wife, Elizabeth L. Mangum, by deed from A. A. Colebrooke and wife, Georgia Colebrooke, and A. A. Colebrooke as sole director, shareholder and officer of A. Alexander Corporation as of record in Book 4393, page 313, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Fed Houston Vanderpool and wife, Rosalind Vanderpool by Installment Deed by Joseph H. Mangum and wife, Elizabeth L. Mangum as of record in Book 4738, Page 641, Said Register's Office for Davidson County, Tennessee, the said Fed Houston Vanderpool having predeceased Rosalind Dowd Vanderpool on June 6th, 1999, with the sole title to the said real property passing to Rosalind Dowd Vanderpool by operation of law.

This is improved property known as 0 Hester Beasley Road, Nashville, TN 37221.

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.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of January, 2016. 2017 DF

JAMI VANDERPOOL NEELY, ADMINISTRATRIX OF THE ESTATE OF ROSALIND DOWD (One and the Same as Rosalind D. Vanderpool)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ —0—
~~Affiant~~

Subscribed and sworn before me this the 20th Day of January, 2017.
L. Chandler, Deputy Register

OATH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, a Notary Public in and for said County and State, JAMI VANDERPOOL NEELY 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 (ADMINISTRATOR'S QUITCLAIM DEED) for the purposes therein contained and in her official capacity as Administratrix of the Estate of ROSALIND DOWD VANDERPOOL, Deceased.

WITNESS my hand, at office, this 4 day of January, ~~2016~~ 2017 DF

Deborah Ferguson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
8-4-2020

DEBORAH FERGUSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

1/4/2016

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

RE: ROSALIND VANDERPOOL
Last Four Of SSN 0428

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,

Jangela J. Howard