BILL GARRETT, Davidson County
Trans:T20170022861 DEEDQC
Recvd: 03/17/17 10:49 4 pgs
Fees:22.00 Taxes:0.00
20170317-0026193

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

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP/GRP-PARCEL NOS.**
CLINTON GENTRY	Clinton Gentry 1015 Woods Lake Drive Madison, TN 37115	

STATE OF TENNESSEE)
COUNTY OF _____)

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

Clinton Gentry
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF March, 2017.

MY COMMISSION EXPIRES:
11-17-19

Rachel A. Barnette
NOTARY PUBLIC

RACHEL A. BARNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXECUTOR'S QUITCLAIM DEED

I. RECITALS

1. HELEN MCCORMICK died testate on September 26th, 2015 a resident of Nashville, Davidson County, Tennessee;

2. The Undersigned, Clinton Gentry was appointed as Administrator of the estate of HELEN MCCORMICK and was granted Letters Testamentary from the Probate Court for Davidson County, Tennessee, Probate Division, , Docket Number 15P-1778 on November 5th , 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 2957, Page 259 Register's Office for Davidson County, Tennessee.

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 January 10th, 2017 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, CLINTON GENTRY, as EXECUTOR of the ESTATE OF HELEN MCCORMICK, deceased, 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 CLINTON GENTRY, married, said real property being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 35 of Block "C" on the Map of Crittenden Estates, or record in Book 974, Page 69, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the southerly side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to James E. Ramsey, Jr. and wife, Mildred Jean Ramsey, by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 2276, page 23, said Register's Office, and by deed from Leonard J. Morgan and wife, Anna Mae Morgan, of record in Book 2397, Page 431, said Register's Office, and further being the same property conveyed to Henry H. McCormick and wife, Helen W. McCormick by warranty deed from James E. Ramsey, Jr. and wife, Mildred Jean Ramsey, of record in Deed Book 2957, Page 259, Register's Office for Davidson County, Tennessee, the said Helen W. McCormick and Helen McCormick being one and the same.

This is improved property known as 212 Cherry Street, Madison, TN 37115.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES, including restrictions and plats, or record in Book 1236, Page 591, Book 1118, Page 622; Book 1129, Page 521; Book 974; Page 69; all of said Register's Office. The above description is taken from prior deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand this 8 day of March, 2017.

CLINTON GENTRY, EXECUTOR
THE ESTATE OF HELEN MCCORMICK,
DECEASED
(one and the same as Helen W. McCormick, and or
Helen O'Connor McCormick, Deceased

OATH

STATE OF TENNESSEE)
COUNTY OF Williamson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, CLINTON GENTRY 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 (ADMINISTRATOR'S QUITCLAIM DEED) for the purposes therein contained and in his official capacity as Executor of the Estate of HELEN MCCORMICK, Deceased.

WITNESS my hand, at office, this 8th day of March, 2017.

Rachel A. Barnette
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-17-19

RACHEL A. BARNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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

11/9/2015

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

RE: HELEN MCCORMICK
Last Four Of SSN 8116

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,

Jancela J. Howard

EX. "A"