This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20170043320 DEEDQC
Recvd: 05/22/17 12:14 5 pgs
Fees:27.00 Taxes:0.00
20170522-0050567

Address of New Owner:	Send Tax Bills to:	Map / Parcel:
2920 McGavock Pike Nashville, TN 37214	Same as new owner	073 08 0 031.00

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

Whereas, Christine Cook Gragson died on January 2, 2017 leaving a Last Will and Testament dated May 20, 2013, naming Ruth Cook Carson as Personal Representative; and, whereas the Will was admitted to probate on April 12, 2017 in the Probate Court of Davidson County, Tennessee, Docket No. 17P511; and, whereas, Ruth Cook Carson was duly qualified as Personal Representative; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare's estate recovery release is attached as Exhibit A; therefore:

Ruth Cook Carson as Personal Representative of the Estate of Christine Cook Gragson, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Christine Cook Gragson, and in accordance with the Affidavit of Disclaimer of Specific Bequest executed by Vena Cook Agee on April 12, 2017 wherein Vena Cook Agee, as the named primary beneficiary of the property conveyed herein, irrevocably disclaimed and renounced any and all interests or rights in the property conveyed herein, a copy of which is attached as Exhibit B, does hereby quitclaim, transfer and convey unto ~~Valerie~~ Valeria Agee McCanless, the named secondary beneficiary of the Last Will and Testament of Christine Cook Gragson, hereinafter called Grantee, her heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 35 on the Plan of Sunset View, not recorded, described according to a survey made by J. W. Corrigan, Surveyor, October 26, 1945, as follows:
>
> Beginning on the easterly margin of McGavock Pike at the corner of lots 35 and 36 on said plan, said point being the southwest corner of the property occupied by George Gordon Allen and wife; thence easterly, with the dividing line between said lots 35 and 36, a distance of 353 feet to the top of a bluff; thence down said bluff to the low water mark of the Cumberland River; thence with the low water mark of said River, southwardly 100.3 feet, more or less, to the corner of lots 34 and 35 on said plan; thence with the line between said lots 34 and 35, westwardly to the top of said bluff, and continuing in the same direction, 361 feet to the easterly margin of McGavock Pike; thence with the margin of said Pike, northwardly 100 feet to the beginning.

Being the same real property conveyed to Hilary Hailey, II, by deed from Martha A. Blair, dated May 1, 1961, filed May 15, 1961, and recorded in book 3223, page 402, Register's Office for said County.

Being the same real property conveyed to George Nixon Gragson and wife, Christine C. Gragson, by Warranty Deed from Hilary Hailey, II, and wife, Rebecca C. Hailey, who joined in said deed to convey all rights, title and interest that she may have had arising out of the marital relationship, of record in Book 3535, Page 491, Register's Office for Davidson County, Tennessee.

George Nixon Gragson died on October 11, 1990.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 2920 McGavock Pike, Nashville, Tennessee.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of May, 2017.

Ruth Cook Carson

Ruth Cook Carson, Personal Representative of the Estate of Christine Cook Gragson, Grantor

State of Tennessee

County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Ruth Cook Carson, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative of the Estate of Christine Cook Gragson and that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 10 day of May, 2017.

David Hooper

Notary Public

My Commission Expires:

DAVID HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires APRIL 28, 2020

State of Tennessee

County of Wilson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Valeria Agee McCanless

Valeria ~~Valerie~~ Agee McCanless, *Grantee*
105 Dana Drive
Lebanon, TN 37087

Subscribed and sworn to before me this 22 day of May, 2017.

Rachel Broadbent
Notary Public
My Commission Expires: Jan 24th, 2021

RACHEL BROADBENT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON 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

Larry B. Martin
Commissioner

4/26/2017

DAVID HOOPER
LEGAL COUNSEL
109 WESTPARK DR, STE 300
BRENTWOOD, TN 37027

RE: CHRISTINE GRAGSON
Last Four Of SSN 9932

Dear DAVID HOOPER:

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
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THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

Affidavit of Disclaimer of Specific Bequest

I, Vena Cook Agee, of 105 Dana Drive, Lebanon, Tennessee 37087, hereby acknowledge the death of my sister, Christine Cook Gragson, of Davidson County, Tennessee on January 2, 2017, and acknowledge that I have been named as a beneficiary of the estate and was bequeathed her home at ~~2929~~ 2926 McGavock Pike, Nashville, Davidson County Tennessee by her Last Will and Testament.

I hereby irrevocably disclaim and renounce any and all interests or rights I may have in these financial assets. I agree to defend, indemnify and hold all other heirs and/or beneficiaries harmless from any claims, demands, fees or expenses that result in any way from their reliance upon this Affidavit.

Witness my hand and seal on this 12th day of April, 2017.

Vena Cook Agee

Vena Cook Agee

State of Tennessee
County of Wilson

On April 12, 2017, personally appeared before me, Vena Cook Agee, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, on April 12, 2017.

Pati K. Bedwell
Notary Public

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My commission expires: 7/24/19

Receipt

I, Ruth Cook Carson, Executor of the Estate of Christine Cook Gragson hereby acknowledge delivery of the foregoing Disclaimer to me on this 5 day of May, 2017.

Ruth Cook Carson
Ruth Cook Carson, Personal Representative

EXHIBIT
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