Owners:	Prepared by:
Mr. James Floyd Whittenburg, Jr. 334 Faith Lane Sparta, TN 38583	Toni Waynick Rutgerson Attorney at Law 200 Nashboro Boulevard PO Box 17116 Nashville, TN 37217
Send tax notice to: Mr. James Floyd Whittenburg, Jr. 334 Faith Lane Sparta, TN 38583	Parcel ID: 094 01 0 293.00

Bill Garrett Davidson County
Batch# 7878 DEEDQC
10/03/2017 02:59:31 PM 7 pgs
Fees: $37.00 Taxes: $0.00



20171003-0101384

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KNOW ALL PERSONS by these presents that we, Sharon Jaramillo and Debbie K. Alexander, being all the heirs at law of Peggy Darlene Melton, deceased, for adequate consideration, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do remise, release and forever quitclaim unto James Floyd Whittenburg, Jr., his heirs and assigns, all right, title and interest owned by the undersigned in a certain tract or parcel of improved land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Shelby Village No. II, as of record in Book 1835, Page 48, Register's Office for said County, and described as follows:
>
> Beginning at a point in the southerly margin of Eastside Avenue, at the corner of Lots Nos. 111 and 112; thence with the line between said lots, southeasterly 111.9 feet to a concrete monument at the corner of Lot No. 113; thence with the line between Lots Nos. 111 and 113, southeasterly 66.5 feet to a corner of Lot No. 109; thence with the line between Lots Nos. 109 and 111, northerly 81.1 feet to a concrete monument at the corner of Lot No. 110; thence with the line between Lots Nos. 110 and 111, northwesterly 100.6 feet to the southerly margin of Eastside Avenue; thence with the margin of same, southwesterly 57.3 feet to the point of beginning.
>
> Being the same property conveyed to Floyd Whittenburg and Peggy Darlene Melton by deed from Sheila Kaye Diedrich, of record as Instrument No. 20020611-0070904, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as:
> ***1420 EASTSIDE AVENUE***
> ***NASHVILLE, TN 37206***

This quitclaim is made for the express purpose of vesting said James Floyd Whittenburg, Jr. with fee simple ownership interest in and to the herein-described property.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as

may affect the premises.

The undersigned grantors, who are the only heirs at law of Peggy Darlene Melton, deceased, being first duly sworn according to law, declare as follows:

1. The property described herein was vested in our sister, Peggy Darlene Melton, and Floyd Whittenburg (also known as James Floyd Whittenburg, Sr.), as tenants in common.
2. Our sister, Peggy Darlene Melton, died unmarried on February 22, 2008. *(See Exhibit A).* No Last Will and Testament has been found, and no estate was probated.
3. Peggy Darlene Melton's assets were less than One Million and 00/100 ($1,000,000.00) Dollars at the time of her death.
4. A TennCare release has been obtained and is attached hereto as *Exhibit B.*
5. No children were born to Peggy Darlene Melton nor did she legally adopt any children.
6. Our father, Dupree Melton, died intestate in February 1999, predeceasing Peggy Darlene Melton.
7. There were three (3) children born to our father, Dupree Melton: Peggy Darlene Melton (deceased), Sharon Jaramillo, and Debbie K. Alexander.
8. Our father never had (nor adopted) any other children except those hereinabove named.
9. At the death of Peggy Darlene Melton, by operation of law, title to the property vested in her heirs at law as follows: ½ in Gloria June Harris (the decedent's mother), ¼ in Sharon Jaramillo (surviving issue of Dupree Melton), and ¼ in Debbie K. Alexander (surviving issue of Dupree Melton).
10. Our widowed mother, Gloria June Harris, survived Peggy Darlene Melton, but died intestate on November 14, 2013, a copy of her death certificate is attached hereto as *Exhibit C* and the release from the Bureau of TennCare is attached hereto as *Exhibit D.*
11. There were three (3) children born to our mother, Peggy Darlene Melton (deceased), Sharon Jaramillo, and Debbie K. Alexander.
12. Our mother never had (nor adopted) any other children except those hereinabove named.
13. Upon the death of our widowed mother, the property described herein was vested in her three (3) children, per stirpes, by operation of law.
14. Peggy Darlene Melton's share, having predeceased our mother and, upon our mother's death (Gloria June Harris) by operation of law, vested as follows: ½ in Sharon Jaramillo and ½ in Debbie K. Alexander (as Peggy Darlene Melton died without issue).
15. The undersigned grantors desire to (and do herein) convey any and all of our interest in the subject property to James Floyd Whittenburg, Jr. so that he alone will be the fee simple owner of the property.

Affiants further sayeth naught.

SHARON JARAMILLO

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared SHARON JARAMILLO, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 26th day of July, 2017.

Notary Public
My Commission Expires: 12/16/17

[Additional attested signature on following page]

Debbie K. Alexander

DEBBIE K. ALEXANDER

STATE OF Tn
COUNTY OF Davidson

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared DEBBIE K. ALEXANDER, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 27th day of July, 2017.

Colleen Singleton

Notary Public
My Commission expires;
3/6/2018

COLLEEN SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day of _____, 2017, personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual value or consideration, whichever is greater, for this transfer is ~~$10,000.00~~ $0.00

AFFIANT

Subscribed and sworn to before me on this 29th day of September, 2017.

NOTARY PUBLIC

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 25, 2019

EXHIBIT A

STATE OF TENNESSEE
Office of Vital Records

CERTIFICATE OF DEATH

Peggy Darlene Melton
Female
February 22, 2008
4503
54
Feb 10, 1954
Nashville, TN
Nashville General Hospital
Nashville
Davidson
Never Married
Never Worked
Never Worked
Tennessee
Davidson
Nashville
1420 Eastside Ave.
37206
White
Dennis Melton
Gloria Estes
Sharon Jarzemille
Sister
1420 Eastside Ave.
Nashville, Tennessee 37206
Mt. Olivet Cemetery
Nashville, TN
Matthew A. Terry
6054
George A. Dolbe
4337
Phillips-Robinson Company
2707 Gallatin Rd. Nashville, TN 37216
231
Brenda R. Burrows, DR
February 26, 2008
Burk Groves M.D.
36189
02/25/08
1005 DR. B. TODD JR BLVD, NASHVILLE, TN 37208
Sepsis shock
complicated by urinary tract infection
enterobacter bacteremia
Renal

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

8357429

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

8357429 - 3/17/2016

R. Benton McDonough, JD
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Date Issued:

CERTIFICATION OF VITAL RECORD

EXHIBIT
B

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

7/20/2017

TONI WAYNICK RUTGERSON
LEGAL COUNSEL
PO BOX 17116
NASHVILLE, TN 37217

RE: PEGGY MELTON
Last Four Of SSN 4503

Dear TONI WAYNICK RUTGERSON:

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 C

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

[redacted] 201409581

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix): Gloria Jane Harris
2. SEX: Female
3. DATE OF DEATH (Month, Day, Year): November 1st 2013
4. TIME OF DEATH (Military): 5:00 am
5a. AGE - Last Birthday (Years): 79
5b. IF UNDER 1 YEAR - Months / Days
5c. IF UNDER 1 DAY - Hours / Minutes
6. DATE OF BIRTH (Month, Day, Year): September 9, 1934
7. BIRTHPLACE (City and State or Foreign Country): Nashville, Tennessee

8a. PLACE OF DEATH (Check only one)
IF DEATH OCCURRED IN A HOSPITAL: [X] Inpatient [ ] ER/Outpatient [X] DOA
IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: [ ] Hospice facility [ ] Nursing home/Long term care facility [ ] Decedent's home [ ] Other location [ ] Dying en route

8b. FACILITY NAME (If not Institution, give street and number): Crockett Hospital 144
8c. CITY OR TOWN: Lawrenceburg
8d. COUNTY OF DEATH: Lawrence

9. MARITAL STATUS: [ ] Married [ ] Married, but separated [X] Widowed [X] Divorced [ ] Never married [ ] Unknown
10. SURVIVING SPOUSE (If wife, give name prior to first marriage)
11a. DECEDENT'S USUAL OCCUPATION: Homemaker
11b. KIND OF BUSINESS/INDUSTRY: Self Employed
12. SOCIAL SECURITY NUMBER: [redacted] 6810
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: Tennessee
13b. COUNTY: Lawrence
13c. CITY OR TOWN: Lawrenceburg
13d. STREET AND NUMBER: 1018 Pine Circle
13e. INSIDE CITY LIMITS: [X] Yes [ ] No
13f. ZIP CODE: 38464
14. WAS DECEDENT EVER IN US ARMED FORCES? [X] Yes [ ] No

15. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death):
[ ] 8th grade or less
[ ] 9th - 12th grade; no diploma
[ ] High school graduate or GED completed
[ ] Some college credit, but no degree
[ ] Associate degree (e.g., AA, AS)
[X] Bachelor's degree (e.g., BA, AB, BS)
[ ] Master's degree (e.g., MA, MS, MEng, MEd, MSW, MBA)
[ ] Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD)
[ ] Unknown

16. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino)
[X] No, not Spanish/Hispanic/Latino
[ ] Yes, Mexican, Mexican American, Chicano
[ ] Yes, Puerto Rican
[ ] Yes, Cuban
[ ] Yes, other Spanish/Hispanic/Latino
(Specify)
[ ] Unknown

17. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be)
[X] White
[ ] Black or African American
[ ] American Indian or Alaska Native (Name of the enrolled or principal tribe)
[ ] Asian Indian
[ ] Chinese
[ ] Filipino
[ ] Japanese
[ ] Korean
[ ] Vietnamese
[ ] Other Asian (Specify)
[ ] Native Hawaiian
[X] Guamanian or Chamorro
[ ] Samoan
[ ] Other Pacific Islander (Specify)
[ ] Other (Specify)
[ ] Unknown

18. FATHER'S NAME (First, Middle, Last): Joseph Estes
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last): Ollie Mae Elliott

20a. INFORMANT'S NAME: Susan Nix
20b. RELATIONSHIP TO DECEDENT: Daughter
20c. MAILING ADDRESS (Street and Number, City, State, Zip Code): 1018 Pine Circle Lawrenceburg Tennessee 38464

21a. METHOD OF DISPOSITION: [X] Burial [ ] Cremation [ ] Donation [ ] Entombment [ ] Removal from State [ ] Other (Specify)
21b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place): Middle TN State Veteran's Cemetery
21c. LOCATION (City or Town and State): Nashville, TN

22a. SIGNATURE OF FUNERAL DIRECTOR: Robert Whitley
22b. LICENSE NUMBER: 3618
22c. SIGNATURE OF EMBALMER: Bernard Sharum
22d. LICENSE NUMBER: 4242

23a. NAME AND ADDRESS OF FUNERAL HOME: Ellis Funeral Home & Cremation Service 2627 Nolensville Pike Nashville TN 37211
23b. LICENSE NUMBER OF FUNERAL HOME: 778

24. REGISTRAR'S SIGNATURE: Debra King D.R.
25. DATE FILED (Month, Day, Year): November 31, 2013

26. CERTIFIER (Check only one):
26a. [X] PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner stated.
26b. [ ] MEDICAL EXAMINER - On the basis of examination, and/or investigation, in my opinion, death occurred at the date, and place, and due to the cause(s) and manner stated.

27a. SIGNATURE OF CERTIFIER: L. Everett MD
27b. LICENSE NUMBER: MD13705
27c. DATE SIGNED (Month, Day, Year): 11-15-13
27d. NAME AND ADDRESS: Leon Everett MD 154 Professional Lawrenceburg TN

PHYSICIAN OR MEDICAL EXAMINER: EXPEDITE CAUSE OF DEATH IF PART I COMPLETE AND DATE WHEN KNOWN

NAME OF DECEDENT (To be filled by Division of Vital Records)

TYPEWRITE OR BLACK INK

09070800

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

Lori B. Ferranti, PhD, MSN, MBA, RN
State Registrar/Asst. Commissioner

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Date Issued: FEB 24 2014

0 0 0 7 0 8 0 0

CERTIFICATION OF VITAL RECORD