Bill Garrett Davidson County
Batch# 62297 DEEDQC
02/26/2018 10:07:32 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20180226-0017678

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, BPR 4647
ATTORNEY AT LAW
1304 Red Oak Drive
Brentwood, TN 37027
Ph: (615) 301-4800

ADDRESS NEW OWNER
JOHNELLA J. BYLES
DOROTHY J. SPENCE,
THOMAS JONES, LARRY
M. JONES & MARY E. THOMPSON

SEND TAX BILLS TO:
CARRINGTON MORTGAGE SERVICES, LLC
P. O. BOX 79001
PHOENIX ARIZONA
85062-9001

MAP-PARCEL NOS.
83-12-14.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF February, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 2, 2018

PATRICIA O. MAYS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXECUTOR'S QUITCLAIM DEED

I. RECITALS

1. SARAH L. SHANKLIN died testate on March 20th, 2016 a resident of Nashville, Davidson County, Tennessee.

2. The Undersigned, JOHNELLA J. BYLES (being one and the same as Johnella Byles) was appointed as Executrix under Article VI. of the Last Will and Testament of SARAH L. SHANKLIN dated February 1st, 2001 which was admitted to probate in Will Book/Docket Number 16P-821, Office of the Probate Court for Davidson County, Tennessee. A certified copy of Decedent's Will is attached as Ex. "A" to this Quitclaim Deed.

3. The Decedent owned land in Davidson County, Tennessee more particularly described below and as described in Deed Book 5917 page 958, Register's Office for Davidson County, Tennessee.

4. All debts and claims of the Decedent have been paid. No Tennessee Inheritance Tax Return was required to be filed. In addition, a TennCare release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability. A copy of the release from the Bureau of TennCare is attached as Ex. "B".

II. CONVEYANCE

Pursuant to Article IV of the Decedent's Will as above described and as Executrix under Article VI of said Last Will, I, JOHNELLA J. BYLES (being one and the same as Johnella Byles), Executrix of the Last Will and Testament of SARAH L. SHANKLIN, Deceased 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 JOHNELLA J. BYLES for her natural life with the remainder in fee to MARY E. THOMPSON (one and the same as Mary Thompson), DOROTHY J. SPENCE (one and the same as Dorothy Spence), THOMAS JONES, and LARRY M. JONES (one and the same as Larry Jones) who shall be then living, said real property being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 76 on the Plan of Eastland Acres, Section 2, of record in Book 2331, page 7 Register' Office for Davidson County, Tennessee described as follows:

SAID Lot No. 76 fronts 75.0 feet on the northeasterly margin of Chapman Drive and extends back 206.1 feet on the northeasterly and 224.3 feet on the southeasterly line to a dead line in the rear measuring 76.7 feet thereon.

Being the same property conveyed to Buford D. Shanklin and wife, Sarah D. Shanklin, by deed from James S. Lawrence and wife, Mary Monica Lawrence, of record in Book 5143, Page 485 and further being the same property conveyed to Sarah L. Shanklin (being one and the same as Sarah D. Shanklin), a single person by deed from Buford D. Shanklin as of record in Book 5917, Page 958, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2335, Page 386, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year.

This is improved property known as: 2417 Chapman Drive, Nashville, TN 37206-1517

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 12 day of February, 2018.

JOHNELLA J. BYLES, EXECUTRIX
OF THE ESTATE OF SARAH L. SHANKLIN, Deceased

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, JOHNELLA J. BYLES (one and the same as Johnella Byles) 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 (EXECUTOR'S QUITCLAIM DEED) for the purposes therein contained and in her official capacity as Executrix of the Estate of SARAH L. SHANKLIN, Deceased.

WITNESS my hand, at office, this 12 day of February, 2018.

Patricia O. Mays
NOTARY PUBLIC
My commission expires: July 2, 2018

PATRICIA O MAYS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

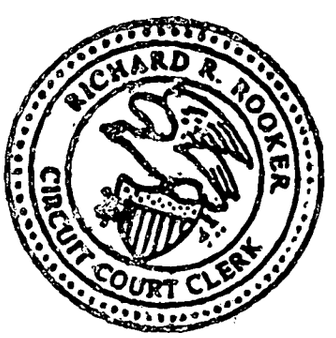
STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 01 day of JUNE, 2016, in Docket Number 16P821, IN RE: SHANKLIN, SARAH L. ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 02 day of FEBRUARY in the year 2018 and in the 241 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]



By: _____
Deputy Clerk

EX. "A"

Copy

Last Will and Testament

FILED

JUN - 1 2016

RICHARD R. ROOKER, Clerk
By _____ Deputy

OF

SARAH L. SHANKLIN

I, SARAH L. SHANKLIN, a citizen and resident of Nashville, Davidson County, Tennessee, and being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking any Wills and Codicils that I have made at any time heretofore.

I declare that I am presently single and the mother of five (5) living children, Mary Thompson, Dorothy Spence, Johnella Byles, Thomas Jones and Larry Jones. All references to a child or children are to these children only.

ARTICLE I

It is my Will and I hereby direct that my Personal Representative, hereinafter named, or any successor thereto, pay out of any monies coming into his hands from my Estate, all of my just debts, funeral and burial expenses, costs of monument, if any, and costs and expenses of administration, and also, any succession, inheritance or Estate taxes, federal or state, and any penalty and/or interest thereon; and I hereby authorize and empower by Personal Representative, at his discretion, to sell such of my property, whether personal, real or mixed, as is necessary to pay the same.

PAGE 1 OF MY LAST WILL: Sarah L. Shanklin

WITNESS: Donnie Walls

WITNESS: _____

Copy

ARTICLE II

In regard to the 1991 Mitsibushi Mirage vehicle which is titled in my name, I wish to declare that I am not the owner of that vehicle, in fact, it is my daughter, Johnella Byles, vehicle. The vehicle was placed in my name for the purpose of financing and I make no claim for said vehicle nor should such vehicle be a part of my estate. If the vehicle has not been retitled prior to my death, then I direct that the Executor should retitle the vehicle in my daughter, Johnella Byles' name as she has paid all of the note payments on said vehicle.

ARTICLE III

I give, devise, and bequeath all of my furniture and personal property contained in my home at 2417 Chapman Drive, Nashville, Davidson County, Tennessee 37206, which I have not otherwise effectively disposed of or given away prior to my death to my daughter, Johnella Byles absoultely. I wish to declare that most of the property contained in my home was either bought by my daughter, Johnella Byles or given to me by her. I direct that all of such personal property and furnishings shall vest in my daughter at the time of my death.

ARTICLE IV

In regard to my real estate, comprising of a house and lot at 2417 Chapman Drive, Nashville, Davidson County, Tennessee 37206, I give, devise and bequeath to my daughter, Johnella Byles, a life estate., with remainder fee to those of my children who shall survive me. I direct that after my daughter, Jonella Byles, death that my house be sold and the net proceeds from such sale be equally divided among my children then living in equal shares, share and share alike and in fee.

PAGE 2 OF MY LAST WILL: Sarah L. Shelton

WITNESS: Donna Wells

WITNESS:

Copy

ARTICLE V

All the rest, residue and remainder of my estate, whether personal, real or mixed which I own or have an interest in at my death and which I have not otherwise effectively disposed of herein, I give, devise and bequeath to those of my children who shall survive me in equal shares, share and share alike.

ARTICLE VI

I nominate and appoint my daughter, Johnella Byles, to serve as Executrix of this my Last Will and Testament and further direct that she be permitted to serve without the necessity of making a bond. In the event my she predeceases me, or for whatever reason cannot serve, then I nominate in her place, my son, Larry Jones and direct that he be permitted to serve without bond

IN WITNESS WHEREOF, I have hereunto set my signature this 1 day of Feb, 2001, to this my Last Will and Testament and have subscribed the foregoing 2 pages at the bottom thereof for the purposes of identification.

Sarah L. Sharklin
TESTATRIX

PAGE 3 OF MY LAST WILL: _____

WITNESS: Donnie Walls

WITNESS: _____

Copy

Signed by the said SARAH L. SHANKLIN, as and for her Last Will and Testament, in the presence of us, the undersigned, who at his request and in his sight and presence, and in the presence and sight of each other, have subscribed our names as attesting witnesses, the day and date first above written.

WITNESS: Donnie Walls

ADDRESS: 530 Church St. ste 409 Nashville TN 37219

WITNESS: _____

ADDRESS: 530 Church St. Suite 500 Nashville 3720

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

DONNIE WALLS and PHILIP W. DUER

after being first duly sworn, according to law, depose and say:

1. That they are adult citizens and residents of Davidson County, and

PAGE 4 OF MY LAST WILL: Sarah L. Shanklin

WITNESS: Donnie Walls
WITNESS: _____

Copy

Davidson County, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of SARAH L. SHANKLIN, dated the 1st day of February, 2001 ~~2000~~; to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testatrix and in accordance with Tennessee Code Annotated Section 32-2-110.

3. That their signatures are affixed to said Last Will and Testament of SARAH L. SHANKLIN, and that they signed or affixed same at the instance and request of the Testatrix, and in her sight and presence and in the sight and presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That at the time they witnessed said Will, the Testatrix was, in their opinion, of sound mind.

5. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

Donnie Wells

SWORN TO AND SUBSCRIBED BEFORE ME THIS
1 DAY OF Feb., 2001

Notary Public

MY COMMISSION EXPIRES: 10/31/04

PAGE 5 OF MY LAST WILL: Sarah L. Shanklin

WITNESS: Donnie Wells
WITNESS:

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

1/25/2018

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

RE: SARAH SHANKLIN
Last Four Of SSN 5210

Dear PHILIP W DUER:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Angela J. Howard

Ex. "B"