Bill Garrett Davidson County
Batch# 86259 DEEDQC
04/30/2018 12:31:00 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180430-0040422

This instrument prepared by:
J. Randall Hooper
Julie Cornell
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Creager Part B, LLC 2622 Murfreesboro Pike Nashville, TN 37217	Same as new owner	133 06 0 153.03

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, James Russell Creager died on December 9, 2018 leaving a Last Will and Testament dated November 15, 2011; and, whereas the will was admitted to probate on March 21, 2018 in the Circuit Court, Probate Division of Davidson County, Tennessee, Docket No. 18P379; and, whereas, Russell Edward Creager was duly qualified as Personal Representative; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare estate recovery release is attached as Exhibit A; and,

Whereas, Russell Edward Creager, in his capacities as Personal Representative of the Estate of James Russell Creager, Trustee of the Creager Trust dated November 8, 1994, and a qualified beneficiary of the Creager Trust, and Mary Annette Wileczek in her capacity as a qualified beneficiary of the Creager Trust, have entered into a written agreement regarding the distribution of James Russell Creager's interest in the real property located at 3716 Nolensville Pike, Nashville, Tennessee; therefore:

Russell Edward Creager, as Personal Representative of the Estate of James Russell Creager, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of James Russell Creager and the Creager Trust dated November 8, 1994, as amended and restated, does hereby quitclaim, transfer and convey unto **Creager Part B, LLC**, hereinafter called Grantee, its successors and assigns, all Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, being part of Tract 1, on the unrecorded Map of J. G. Grissim Wheeler Avenue Addition, and being described according to a copy of a survey made thereof October 5, 1963, by Hickerson, Hickerson, Engineers, as follows:
>
> Beginning at an iron pin in the easterly margin of Nolensville Road, 130 feet North of an iron pin set at the beginning of a turn into Highland Avenue; thence with the

margin of the same, North 26 deg. 33' West 71 feet to an iron pin; thence North 63 deg. 27' East 200 feet to an iron pin; thence South 26 deg. 33' East 71 feet to an iron pin, which is 150 feet North of the North margin of Highland Avenue; thence South 63 deg. 27' West 200 feet to the point of beginning.

Being the same property conveyed to Russell Edward Creager, Personal Representative of the Estate of James R. Creager by deed from C & C Investments, a general partnership, of record in Instrument No. 20180417-0036037 Register's Office for Davidson County, Tennessee.

Mary Nell Creager, surviving spouse of James Russell Creager, died on December 31, 2017. Mary Nell Creager's Bureau of TennCare estate recovery release is attached as Exhibit B.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

This is improved property, known as 3716 Nolensville Pike, Nashville, Tennessee 37211.

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 5 day of April, 2018.

Russell Edward Creager, Personal Representative
Estate of James Russell Creager, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Russell Edward Creager, with whom I am personally acquainted and who upon oath acknowledged that he is the Personal Representative of the Estate of James Russell Creager and that he executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 5th day of April, 2018.

Allison Jeame
Notary Public
My Commission Expires: 9/7/2021



State of Tennessee
County of Williamson

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.

Russell E. Creager
Grantee

Subscribed and sworn to before me this 5th day of April, 2018.

Allison Jeame
Notary Public
My Commission Expires: 9/7/2021



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

3/27/2018

JULIE CORNELL
LEGAL COUNSEL
109 WESTPARK DR. STE 300
BRENTWOOD, TN 37027

RE: JAMES CREAGER
Last Four Of SSN 9188

Dear JULIE CORNELL:

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,

Jangela J. Howard

EXHIBIT A

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

3/27/2018

JULIE CORNELL
LEGAL COUNSEL
109 WESTPARK DR. STE 300
BRENTWOOD, TN 37027

RE: MARY CREAGER
Last Four Of SSN 6833

Dear JULIE CORNELL:

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,

Jangela J. Howard

EXHIBIT B