Karen Johnson Davidson County
Batch# 186088 DEEDQC
01/18/2019 11:34:34 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20190118-0005442

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	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
TAMMY COBB 1853 Union Hill Road Goodlettsville, TN 37072	SAME	Map 17 Parcel 259

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Royal Alan Atkins

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11 DAY OF DECEMBER, 2018.

MY COMMISSION EXPIRES:
10-29-2022

Charles Niemi

NOTARY PUBLIC

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXECUTOR'S QUITCLAIM DEED

I. RECITALS

1. S. RAY ATKINS died testate on February 9th, 2018 a resident of Nashville, Davidson County, Tennessee.

2. The Undersigned, ROYAL ALAN ATKINS, JR. being one and the same as ALLEN ATKINS was appointed as Executor under Article III. of the Last Will and Testament of S. RAY ATKINS dated March 11th, 2011 which was admitted to probate in Will Book/Docket Number 18P-538, 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 7604 page 670, 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 II of the Decedent's Will as above described and as Executor under Article III of said Last Will, I, ROYAL ALAN ATKINS, JR. (being one and the same as ALLEN ATKINS), Executor of the Last Will and Testament of S. RAY ATKINS, 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 TAMMY COBB, a single person, said real property being more particularly described as follows:

Land in Davidson County, Tennessee described as follows to wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey prepared by Jack N. Underwood, Surveyor, dated 10/10/78, and amended as follows: BEGINNING at a point in the southerly margin of Union Hill Road, said point being the northwesterly corner of the Fred Harris property; thence with the line between Fred Harris property and subject property, southerly 9 deg. 50' E 679 feet to an iron pin; thence S 89 deg. 19' W 130 feet to an iron pin; thence N 11 deg. 16' W 590 feet to a point in the southerly margin of Union Hill Road; thence with said Road, N 65 deg. 45' E 135 feet to the point of beginning.

Being the same property conveyed to William T. Carlisle and wife, Merry June Carlisle, by deed of record in Book 5592, page 834, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to S. Ray Atkins and wife, Patricia Atkins, by deed from William T. Carlisle, Jr. and wife, Merry June Carlisle by deed as of record in Book 7604, Page 670, Register's Office for Davidson County, Tennessee, the said Patricia Atkins, aka Patricia Ann Atkins, having predeceased her husband, S. Ray Atkins.

This is improved property known as: 1853 Union Hill Road, Goodlettsville, TN 37072

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 11 day of December, 2018.

ROYAL ALAN ATKINS, JR., EXECUTOR
OF THE ESTATE OF S. RAY ATKINS, Deceased

STATE OF TENNESSEE)
COUNTY OF Wilson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, ROYAL ALAN ATKINS, JR., being one and the same as Allen Atkins 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 (EXECUTOR'S QUITCLAIM DEED) for the purposes therein contained and in his official capacity as Executor of the Estate of S. RAY ATKINS, JR., Deceased.

WITNESS my hand, at office, this 11 day of December, 2018.

NOTARY PUBLIC
My commission expires: 10-28-2022

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Copy

18P538

Last Will and Testament of S. Ray Atkins



I, **S. RAY ATKINS**, a resident of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this as my Last Will and Testament, hereby revoking any and all wills and codicils heretofore made by me.

ARTICLE I

PAYMENT OF DEBTS, EXPENSES AND TAXES

I direct that all of my just and enforceable debts, (except debts secured by mortgages or other security instruments, which may be paid off or retained in the discretion of my Executor), including funeral and testamentary expenses and expenses of my last illness, be paid as soon as may be convenient after my death.

I further direct that all estate, inheritance and other taxes of the same nature (except any generation-skipping taxes imposed by the Internal Revenue Code or by any state) which are payable because of my death, including any interest or penalties thereon, with respect to the property comprising of my estate for such tax purposes, whether or not such property passes under this Will and whether such taxes are payable by my estate or by any recipient or beneficiary of any such property, shall be paid entirely out

EX. "A"

Copy

of my residuary estate as an expense of administration and without apportionment, and with no right of reimbursement from any recipient or beneficiary of any such property.

My Executor is specifically authorized, in my Executor's sole discretion, to apply the proceeds from any insurance policies on my life that are payable to my estate in paying debts, expenses of administration and taxes, notwithstanding the provisions of any state law to the contrary.

ARTICLE II

BEQUEST OF RESIDUARY ESTATE

I hereby give, devise and bequeath to **Tammy Cobb** all of the rest, residue and remainder of my estate, howsoever constituted and wheresoever situated, including any insurance on my life, or any personal or real property that I own or have an interest in at the time of my death.

ARTICLE III

APPOINTMENT OF EXECUTOR

I nominate and appoint **Allen Atkins** as Executor of this my Last Will and Testament. In the event that he should predecease me or be unable or unwilling to serve as Executor of this my Last Will and Testament, I nominate and appoint **Tammy Cobb** as Executrix of this my Last Will and Testament.

Copy

Whenever the terms "Executor" or "Executrix" are used herein, they shall be deemed to apply to the party or parties acting and any reference to such party or parties in one gender shall be deemed to mean the proper gender. I direct that no bond shall be required of either an Executor or Executrix for serving in such capacity.

ARTICLE IV

POWERS OF EXECUTRIX OR CUSTODIAN

My Executrix shall have all the powers enumerated in Section 35-50-110, Tennessee Code Annotated, and the introductory paragraph and all subparagraphs thereof, to the extent not inconsistent with the expressed provisions hereof, which are hereby incorporated herein by reference as fully as though copied herein verbatim.

ARTICLE V

ALLOCATIONS BY FIDUCIARY

At anytime when it shall become necessary to divide assets between any of the beneficiaries herein named, or to distribute any of said assets, such division or distribution shall be made in such manner as the Executor deems proper and may be made in cash or in kind, or partly in cash and partly in kind. In making distribution of assets the Executor shall not be required to distribute a particular asset pro rata to all beneficiaries entitled to receive a distribution, and the Executor may make division and distribution of assets without regard to the basis of such assets for Federal or State income tax purposes.

Copy

IN WITNESS WHEREOF, I have here unto set my hand on this 11TH day of March, 2011, to this my Last Will and Testament.

S Ray Atkins

S. RAY ATKINS

Signed, published and declared by the said **S. Ray Atkins**, being of sound mind and disposing memory, as and for his Last Will and Testament in the presence and sight of us, present at the same time, who at his request, in his presence and sight, and in the presence and sight of each other, have subscribed our names as attesting witnesses on the day and year last written above.

WITNESS:	ADDRESS:
Felicia D. Sharp	309 Harrison St. Muscatine Iowa
Patrick R. Miller	5169 Williams Rd Cross Plains, TN

MARIJANE K. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2012

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, Felicia D. Sharp and Patrick R Miller being severally duly sworn, depose and say that:

Copy

We are acquainted with **S. RAY ATKINS** who executed the foregoing Last Will and Testament, consisting of FIVE (5) typewritten pages, dated the 11TH day of March, 2011, on that date, at Nashville, Tennessee, by subscribing his name at the end thereof in the presence and sight of each of us.

At the time of subscribing said Will, **S. RAY ATKINS**, declared the instrument so subscribed by him to be his Last Will and Testament, and we thereupon signed our names as witnesses at the end of said instrument at his request and in his presence and sight and in the presence and sight of each other.

At the time of executing said Last Will and Testament, **S. Ray Atkins** was over the age of eighteen (18) years and in our opinion was of sound mind, memory and understanding and not under restraint or in any respect incompetent to make a Last Will and Testament.

This Affidavit is made at the request of the said **S. Ray Atkins.**

Julia D. Sharp

SWORN TO AND SUBSCRIBED before me on this the 12th day of March, 2011.

Marijane K. Hart
NOTARY PUBLIC

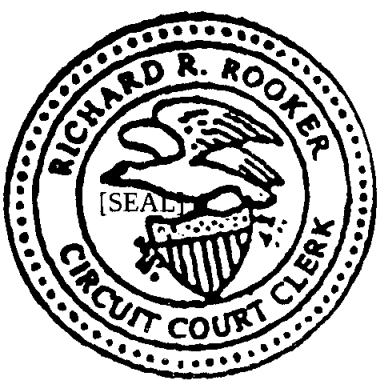
My Commission Expires: 7-3-12

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 11 day of APRIL, 2018, in Docket Number 18P538, IN RE: ATKINS, S. RAY, 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 21 day of DECEMBER in the year 2018 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: _____

Deputy Clerk

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

12/24/2018

ROYAL ALAN ATKINS JR
REPRESENTATIVE
2955 OLD LAGURDO RD EAST
LEBANON, TN 37087

RE: SHIRLEY ATKINS
Last Four Of SSN 5763

Dear ROYAL ALAN ATKINS JR:

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

EX. "B"