Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Lauren Ashley Hays
96 Rose St.
Nashville, Tennessee 37210

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL #
Map 119-02-0
Parcel 134.00

Karen Johnson Davidson County
Batch# 237641 **DEEDQC**
06/03/2019 11:00:05 AM 9 pgs
Fees: $47.00 Taxes: $0.00

20190603-0052442

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for and in consideration of my love and affection, and no money consideration, I, **PAMELA THONI HIMEBAUGH, Grantor**, by these presents quitclaim and convey to **LAUREN ASHLEY HAYS, Grantee**, all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Tract No. 3 as shown on the Plan of Glenrose Subdivision, as of record in Book 1424, page 142, Register's Office for said County.

Said Tract No. 3 is described as follows: Beginning on the northerly margin of Rose Street at the southeast corner of Lot No. 20; thence North 0 degrees 10' east 135 feet; thence North 78 degrees 36' East 65.6 feet; thence South 42 degrees 26' east 137.7 feet to the northwesterly margin of Rose Street; thence with the same around a slight curve southwesterly 169.55 feet.

Being the same property conveyed to Harold Thoni and wife Charlene D. Thoni by deed from Walter S. Clark, Jr., Trustee, of record in Book 4635, Page 372, Register's Office for Davidson County, Tennessee. The said Harold Thoni died on April 30, 1992, survived by his wife Charlene D. Thoni. Dorothy C. Thoni, being the same person as Charlene D. Thoni and Dorothy Charlene Thoni, subsequently died on September 15, 2008 and by Will, admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Case. 08P-1802 devised the within property to Pamela Thoni Himebaugh.

This is improved property known as 96 Rose St., Nashville, Tennessee 37210.

This property is not a residence of Grantor, her spouse or any dependent.

Attached hereto to demonstrate Grantor's title are the following:

EXHIBIT A - Last Will and Testament of Dorothy C. Thoni
EXHIBIT B - Order to Probate
EXHIBIT C - Tenncare Release, Dorothy C. Thoni

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on May 6, 2019.

Pamela Thoni Himebaugh

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned Notary Public, the within named **Pamela Thoni Himebaugh**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 05-06-2019.

Commission Expires January 25, 2021 Notary Public

SONYA Y. WINDROW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JANUARY 25, 2021

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Pamela Thoni Himebaugh, Affiant

Sworn to and subscribed before me this date: 05-06-2019

Notary Public

My commission expires: January 25, 2021

SONYA Y. WINDROW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JANUARY 25, 2021

Copy

FILED
2008 NOV 19 AM 11:04
RICHARD R. ROOKER, CLERK
D.C.
08 P-1802

Last Will and Testament of

DOROTHY C. THONI a/k/a CHARLENE THONI

I, DOROTHY C. THONI a/k/a CHARLENE THONI, being of sound mind and disposing memory do hereby make and publish this my Last Will and Testament, hereby revoking and voiding any and all prior Wills and Codicils to Wills made by me.

SECTION I

I hereby make and publish my Last Will and Testament without any interference, duress or intimidation from any person or persons whatsoever, but with a strong will to carry out my plan of disposition as recited herein and to the complete and absolute exclusion to those persons named as excluded or not otherwise provided for herein.

SECTION II

I direct that all of my just debts, including the cost of the administration of my estate, be paid out of my general estate by my Executrix as soon as practicable following my death. I hereby authorize my Executrix to pay from my general estate all estate, inheritance and other taxes which may be payable or chargeable against my estate. I hereby authorize and empower my

EXHIBIT A TO QUITCLAIM DEED

Copy

Executrix to sell any of my property which she deems reasonable or necessary and I further authorize and empower my Executrix to execute all contracts, deeds, bills of sale and such other instruments as may be necessary to effect such sale or sales.

SECTION III

I give, devise and bequeath all of my property real, personal or mixed and whether acquired before or after the execution of this Will to my daughter PAMELA THONI HIMEBAUGH.

SECTION IV

I hereby nominate, constitute and appoint PAMELA THONI HIMEBAUGH as Executrix of this my Last Will and Testament with full power to sell any of my real and personal property and with authority to execute all bills of sale, contracts, deeds and other instruments necessary to comply with the terms of this my Last Will and Testament and to exercise any or all powers set forth in Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. I direct that no bond or security shall be required of my Executrix for the faithful performance of her duties and no inventory or accounting shall be required of my estate.

Copy

SECTION V

IN WITNESS WHEREOF, I, DOROTHY C. THONI a/k/a CHARLENE THONI, have hereunto set my hand to this my Last Will and Testament in Nashville, Tennessee, this 26th day of July, 2006.

DOROTHY C. THONI a/k/a
CHARLENE THONI

WITNESSES:

Names

Addresses

Copy

AFFIDAVIT

We, PHYLLIS KEENAN and LAURI BEASLEY, being first duly sworn according to law depose and say as follows:

In our presence DOROTHY C. THONI a/k/a CHARLENE THONI declared the attached written instrument to be her Last Will and Testament. DOROTHY C. THONI a/k/a CHARLENE THONI then signed the attached written instrument in our presence and then at the request of DOROTHY C. THONI a/k/a CHARLENE THONI we each signed the attached written instrument in her presence and in the presence of each other. In our opinion DOROTHY C. THONI a/k/a CHARLENE THONI was of sound mind and disposing memory at the time she signed the attached written instrument which she declared to us to be her Last Will and Testament.

FURTHER DEPONENTS SAYETH NOT.

PHYLLIS KEENAN

LAURI BEASLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, the within named PHYLLIS KEENAN and LAURI BEASLEY, known to me, who acknowledged that the statements contained in the foregoing Affidavit were made by them and are true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed before me this _____ day of July, 2006.

My Commission Expires:

MORRIS JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

2008 NOV 19 AM 10:59

IN RE:)
ESTATE OF DOROTHY CHARLENE THONI,) **NO. : 08P-1893**
DECEASED)

ORDER TO PROBATE

This cause came on to be heard before the Honorable Robert Bradshaw, Probate Master, upon the Petition of Pamela Thoni Himebaugh that a paper writing purporting to be the Last Will and Testament of Dorothy Charlene Thoni, deceased, be admitted to probate.

Whereupon, the Petitioner produced a paper writing purporting to be the Last Will and Testament of Dorothy Charlene Thoni, deceased, said paper writing bearing the date of July 26, 2006, having the name of Dorothy Charlene Thoni, signed thereto as Testatrix, being subscribed by the attesting witnesses, Phyllis Keenan and Lauri Beasley, and naming Pamela Thoni Himebaugh as the Personal Representative.

And from all of the above, it appearing that each of the attesting witnesses did sign her name, respectively, as an attesting witness to said paper writing, that said paper writing was written in the lifetime of Dorothy Charlene Thoni, deceased, published, signed, and subscribed by her in the presence of the attesting witnesses; that the said Dorothy Charlene Thoni was then of sound mind; and that, at her request, said attesting witnesses signed said paper writing on July 26, 2006.

And it further appearing that said paper writing bears a true signature of Dorothy Charlene Thoni, deceased; that her usual place of domicile and residence at the time of her death was Brentwood, Davidson County, Tennessee; that she died in this county on September 15, 2008, and that Pamela Thoni Himebaugh should be appointed Personal Representative to serve without bond.

It is therefore ORDERED, ADJUDGED AND DECREED that said paper writing bearing the date of July 26, 2006, is a true, whole and last will and testament of Dorothy Charlene Thoni,

Copy

deceased, and the same is entitled to be admitted to probate as such, and the Clerk is directed to file and record the same and issue Letters Testamentary to Pamela Thoni Himebaugh upon her oath and without bond, bond having been waived in the Will. Inventory and accountings are also waived pursuant to the Will.

It is further ORDERED, ADJUDGED AND DECREED that an estate status report shall be required annually upon the anniversary date of this Order until the estate is closed.

ENTER this 19th day of Nov., 2008.

ROBERT BRADSHAW, PROBATE MASTER

APPROVED FOR ENTRY:

L. R. DeMARCO #2652
Attorney for Petitioner
Suite 400, Washington Square
214 Second Avenue North
Nashville, TN 37201-1602
(615) 256-6681

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been mailed to Ms. Pamela Thoni Himebaugh, 1213 Ft. Morgan Place, Brentwood, TN 37027, this 19th day of Nov., 2008

L. R. DeMARCO

Copy

STATE OF TENNESSEE
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

FILED
2010 JAN -7 AM 10: 53
RICHARD R. ROOKER
D.C.

12/3/2008

L. R. DEMARCO
LEGAL COUNSEL
STE 400, 214 SECOND AVE N
NASHVILLE, TN 37201

RE: DOROTHY C. THONI
[redacted]

Dear L. R. DEMARCO:

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,

Ron Singh
Manager

EXHIBIT C TO QUITCLAIM DEED