Karen Johnson Davidson County
Batch# 280767 DEEDQC
09/05/2019 08:23:29 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190905-0089530

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

CO-EXECUTRIXES' QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Karen Huffine Brown Gail Huffine Hooper 516 Keeton Avenue Old Hickory, TN 37138	Same	072 03 0 373.00 072 03 0 372.00 072 03 0 251.00

Eva Robb Huffine died on May 2, 2019 leaving a will dated April 27, 2005. Earl W. Huffine died on October 19, 2012. The Will was admitted to probate on July 11, 2019, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket Number 19P1106. The Will named Karen Huffine Brown and Gail Huffine Hooper as Co-Executrixes who are duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit B. In accordance with the provisions of the Will of Eva Robb Huffine, the Co-Executrixes quitclaims to Karen Huffine Brown and Gail Huffine Hooper all right, title and interest to the said property, said properties being certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described in Exhibit A.

BEING the same property conveyed to Earl W. Huffine and wife, Eva Huffine, by Deed of Record in Record Book 5880, page 647-648, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 26 day of August, 2019.

Karen Huffine Brown
KAREN HUFFINE BROWN

Gail Huffine Hooper
GAIL HUFFINE HOOPER

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared KAREN H. BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 26th day of August, 2019.

Christina Baker
NOTARY PUBLIC

My Commission Expires: 8/17/20

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Texas)
COUNTY OF Bexar)

Before me, April M Holloway a Notary Public in and for said County and State, aforesaid, personally appeared GAIL H. HOOPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in San Antonio, Bexar County, Texas, this 31 day of August, 2019.

April M Holloway
NOTARY PUBLIC

My Commission Expires: 04-28-2021

APRIL M HOLLOWAY
Notary Public, State of Texas
My Comm. Exp. 04-28-2021
ID No. 13110992-2

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer of property is $-0-.

Karen Huffine Brown
Affiant

Sworn to and subscribed before me
This 26th day of August, 2019.

Christina Baker
Notary Public

My Commission Expires: 8/17/20

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being Lots 1, 2, and 3 on the plan of the Resubdivisi of Part of Lot 2 on the Plan of East Nashville Golf & Country Club Lands of record in Book 5190. page 154, Register's Office for said County.

SAID Lot No. 1 fronts 85.75 feet on the northwesterly margin of Golf Street and extends back between parallel lines 200.00 feet to a dead line in the rear.

SAID Lot No. 2 fronts 70.50 feet on the northwesterly margin of Golf Street and extends back between parallel lines 200.00 feet to a dead line in the rear.

SAID Lot No. 3 fronts 50.00 feet on the northwesterly margin of Golf Street and extends back between parallel lines 200.00 feet to a dead line in the rear.

BEING the same property conveyed to J. Marshall Summar, Jr., and Earl W. Huffine d/b/a Huffine and Summar by deed of record in Book 4550, page 946, said Register's Office.

LAND in Davidson County, Tennessee, being Lot No. 15 of Block "A" on the Plan of Inglewoc Golf Club, of record in Book 843, page 65, Register's Office for said County.

SAID Lot No. 15 fronts 60 feet on the southerly margin of Golf Club Lane and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Earl W. Huffine and Marshall Summar, Jr., by deed fro Walter B. Williams and wife, Margie L. Williams, of record in Book 3248, page 347, Register's Office for Davidson County, Tennessee.

The said J. Marshall Summar, Jr., has since died and by Will of record in Will Book 199, page 237, Probate Court for Davidson County, Tennessee, devised his one-half interest in subjec property to Marshall Lynn Summar and Andrew Keith Summer. The said Marshall Lynn Summar and Andrew Keith Summar, by deed recorded simultaneously herewith conveyed said one-half interest t Earl W. Huffine and Eva Huffine.

This is unimproved ( ) improved (X) property, known as 3509 - 3511 Golf Street & 3602 Golf Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

EXHIBIT
tabbies
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

7/17/2019

WILLIAM WRIGHT
LEGAL COUNSEL
100 BLUEGRASS COMMONS BLVD
HENDERSONVILLE, TN 37075

RE: EVA HUFFINE
Last Four Of SSN 7625

Dear WILLIAM WRIGHT:

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,

Sangela J. Howard