This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 285377 DEEDQC
09/13/2019 12:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190913-0093027

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
APRIL PUCKETT **2091 SPRINGDALE LANE** **APT D-310** **GALLATIN, TN 37066**	**To New Owner**	**047 00 0 016.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **APRIL PUCKETT, the duly-appointed Executrix**, a certified copy of her Letters Testamentary being attached hereto as Exhibit A, of the **Estate of Roy Richard Reed**, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 19P-606, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, which was duly admitted to probate in Davidson County, Tennessee, and filed with the Probate Court Clerk's Office for said County, hereby releases, remises forever and quitclaims unto **APRIL PUCKETT, an unmarried woman**, all of the right, title and interest of the decedent and the decedent's estate in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

> Land lying in the 13th formerly the 25th Civil District of said County on the headwaters of Sulpher and Bull Run Creek an original plan being of record in Book 161, page 177 Register's Office for Davidson County, and being part of Lot No. 11 of the Dr. E.E Brown Farms formerly the Gov. Roberts Property shown on a copy of a survey made May 16 & 24 1949 by John D. Kerr County, Surveyor for Rutherford County, Tennessee and described as follows: Beginning at a stake in the westerly margin of Old Hickory Boulevard at the common corner of tracts 11&12 as sown on said survey thence with the dividing line between Lots 11 &12 200 feet to a point thence southerly and parallel to Old Hickory Boulevard 100 feet to a point thence easterly and parallel to the dividing line between Lots 11&12 200 feet to a point in the westerly margin of Old Hickory Boulevard thence northerly with the westerly margin of Old Hickory Boulevard 100 feet to the

point of beginning.

Being the same property conveyed by Roy R. Reed, unmarried, by deed to Roy R. Reed, married, of record as Instrument No. 20020607-0069535 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:
5543 Old Hickory Blvd
Nashville, TN 37218

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. 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.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12th day of September, 2019.

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

IN WITNESS WHEREOF I have hereunto set my hand on this the 12 day of September, 2019.

April Puckett

APRIL PUCKETT, Executrix for
The Estate of Roy Richard Reed

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named April Puckett, the Executrix for the Estate of Roy Richard Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained and that she had authority as Executrix to do so.

Subscribed and sworn to before me this 12th day of September, 2019.

Caitlin Marie Smith
Notary Public

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION Rebecca Waynick
I, ~~Toni Rutgerson~~, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

~~TONI RUTGERSON~~
Rebecca Waynick

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 12 day of September, 2019 personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, ~~Toni Rutgerson~~, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick

Caitlin Marie Smith
CAITLIN MARIE SMITH
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **APRIL PUCKETT** DOCKET NO: **19P606**

*It appearing to the Court that **ROY RICHARD REED** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **APRIL PUCKETT**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **May 2nd, 2019**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **APRIL PUCKETT** as **Executrix** of the estate of **ROY RICHARD REED**, deceased, and I do further certify that **APRIL PUCKETT** is still acting **Executrix** of the estate of **ROY RICHARD REED** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 2nd day of May, 2019.

RICHARD R. ROOKER, Clerk

_____ D.C.

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

9/4/2019

TONI RUTGERSON
LEGAL COUNSEL
P.O. BOX 17116
NASHVILLE, TN 37217

RE: ROY REED
Last Four Of SSN 3433

Dear TONI RUTGERSON:

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,

Jamela J. Howard