Karen Johnson Davidson County
Batch# 301023 DEEDQC
10/15/2019 02:59:57 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191015-0105674

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Janet M. Steakley	Same	Map 114-00-0-138
1262 General George Patton Dr.		
Nashville, TN 37221		

IN ORDER TO ADMINISTER THE ESTATE OF **HARRY DOUGLAS FAIRBANKS**, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **JANET M. STEAKLEY**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 11 and 23 on the Preliminary Plan of Locust Vale, not of record, being part of Tract No. 3 on the survey of J. D. Brown's Farm, made by S. M. McMurray Engineering Company, December 21, 1940, described as follows:
>
> Beginning on the northwesterly margin of the Charlotte Pike at a corner of the property conveyed to William H. Manor and wife, by deed from Joseph W. Sadler and wife, of record in Book 1781, page 117 Register's Office for said county, being the corner of Lots No. 12 and 13 on said Preliminary Plan; thence with said Manor's line, northwestwardly 410 feet ± to a point 325 feet east of the easterly margin of the Old Hickory Boulevard, said point being the corner of Lots No 4 and 11; thence with the line between said Lots No. 4 and 11, northwardly 200 feet ± to the common corner of Lots No. 4, 5, 10 and 11; thence with the line between said Lots No. 10 and 11, eastwardly 305 feet, more or less, to the westerly margin of the proposed Lackey Street; thence with the same southwardly 400 feet ± to the northwesterly margin of said Charlotte Pike; thence with the same south 46 degrees 45 minutes west 275 feet, more or less, to the beginning.
>
> Being the same property conveyed to Harry D. Fairbanks by Quitclaim Deed from Mildred J. Fairbanks of record in Book 9116, page 253, Register's Office for Davidson County, Tennessee.

On May 17, 2018, Harry Douglas Fairbanks probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P-820, and Janet M. Steakley was appointed as the Executor of the Estate. The sole heir under the last will and testament of Harry Douglas Fairbanks is Janet M. Steakley. A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Janet M Steakley
Affiant

SUBSCRIBED AND SWORN TO before me this 3rd day of October, 2019.

Notary Public

My Commission Expires: Jan 3, 2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2023

This is improved property known as 7330 Charlotte Pike, Nashville, TN 37209.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 3rd day of October, 2019.

ESTATE OF HARRY DOUGLAS FAIRBANKS

Janet M Steakley

JANET M. STEAKLEY, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JANET M. STEAKLEY**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Harry Douglas Fairbanks and acknowledged that she is the Executor of the Estate of Harry Douglas Fairbanks, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Harry Douglas Fairbanks.

Witness my hand and official seal this 3rd day of October, 2019.

NOTARY PUBLIC

ARINETTA D. LEVELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2023

My Commission Expires: Jan 3, 2023

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

1/24/2019

HARLAN DODSON
LEGAL COUNSEL
1310 6TH AVE, NORTH
NASHVILLE, TN 37208

RE: HARRY FAIRBANKS
Last Four Of SSN 6120

Dear HARLAN DODSON:

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,

Jancela J. Howard

