This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 305184 DEEDQC
10/23/2019 01:17:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191023-0108747

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Stafford Freeman McNamee Peggy Ann McNamee 1865 Shamrock Drive Brentwood, TN 37027	Same as New Owner	131-6-E-301CO

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Sarah Louise McNamee, unmarried, died on August 24, 2018 leaving a Last Will and Testament dated November 16, 2017; and, whereas the will was admitted to probate on September 27, 2018, in the Circuit Court of Davidson County, Tennessee, Docket No. 18P1583; and, whereas, Stafford Freeman McNamee, Jr., was duly qualified as Personal Representative; and whereas the estate is solvent; and, whereas, the time for filing creditor claims has expired and all claims filed against the estate of the decedent have been paid, released or adjudicated; and, whereas, the Bureau of TennCare estate recovery release is attached as Exhibit A; and,

Whereas, the Last Will and Testament of Sarah Louise McNamee devises the decedent's real property to Stafford Freeman McNamee, Jr. and wife, Peggy Ann McNamee, vesting immediately upon death in the beneficiaries named in the will; therefore:

Stafford Freeman McNamee, Jr. as Personal Representative of the Estate of Sarah Louise McNamee, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Sarah Louise McNamee, does hereby quitclaim, transfer and convey unto **Stafford Freeman McNamee, Jr. and wife, Peggy Ann McNamee**, hereinafter called Grantees, their heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 301 of the Burton Hills, Village of Boxmere Phase 1, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Burton Hills, Village of Boxmere, Phase I Condominiums, of record in Book 6666, page 749, and as amended in Book 6824, Page 308, Second Amendment of record in Book 6908, Page 738 and Third

Amendment of record in Book 6921, Page 226, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah L. McNamee by deed from Louis J. Mastro and Nancy C. Mastro, husband and wife, of record in Instrument No. 20120619-0053461 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirement thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now and hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Boxmere, Phase 1 Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record. This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 301 Boxmere Place, Nashville, Tennessee.

By executing and delivering this deed, Grantor releases Grantor's right to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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.

Witness my hand this 17th day of October, 2019.

Stafford Freeman McNamee Jr.

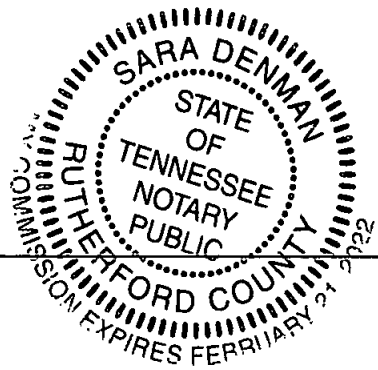
Stafford Freeman McNamee, Jr., Personal Representative
Estate of Sarah Louise McNamee, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Stafford Freeman McNamee, Jr., Personal Representative, with whom I am personally acquainted and who upon oath acknowledged: He is the Personal Representative of the Estate of Sarah Louise McNamee; the facts concerning identification and title to land stated in the within and foregoing instrument are true; and being authorized to do so, he executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 17th day of October, 2019.

Sara Denman
Notary Public
My Commission Expires: 2/21/22



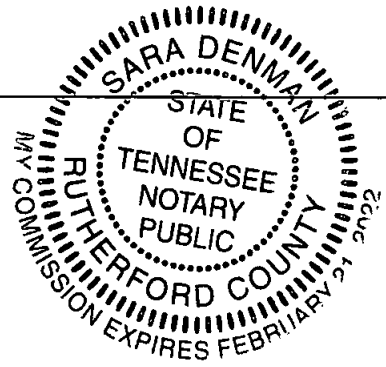
State of Tennessee
County of Williamson

The actual consideration for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Subscribed and sworn to before me this
17th day of October, 2019.

Stafford Freeman McNamee, Jr.
Stafford Freeman McNamee, Jr., Grantee

Sara Denman
Notary Public
My Commission Expires: 2/21/22



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

9/27/2018

J. RANDALL HOOPER
LEGAL COUNSEL
109 WESTPARK DR. STE 300
BRENTWOOD, TN 37027

RE: SARAH MCNAMEE
Last Four Of SSN 7106

Dear J. RANDALL HOOPER:

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

