Karen Johnson Davidson County
Batch# 307233 DEEDQC
10/28/2019 03:40:26 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191028-0110487

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.
The George Bartlett Family Revocable Trust, c/o Jeffrey Ross Bartlett, Trustee P. O. Box 445 Nolensville, TN 37135	Same	172-86 5D-18771

IN ORDER TO ADMINISTER THE ESTATE OF GEORGE FRANCIS BARTLETT, the Executor, **JEFFREY ROSS BARTLETT,** on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, and convey unto **JEFFREY ROSS BARTLETT, TRUSTEE OF THE GEORGE BARTLETT FAMILY REVOCABLE TRUST,** and its successors, heirs, and assigns, as devisee, (herein "**Grantee**"), 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:

> Being the Southwest part of lot no. 1 on the unrecorded Map of George D. Waller's 65 acre tract in the 5th, formerly the 7th Civil District of said County, described as follows:
>
> Beginning at a point in the center line of Nolensville Road, the common corner of the property conveyed to B. R. Dickson by deed of record in Book 975, page 116, Register's Office for said County; thence with the line between said lots and along the Dickerson's north line north 89° east 400 feet to a point at the corner of the property conveyed to Cora C. Baron by deed of record in Book 1179, page 294, said Register's Office; thence along Baron's line north 3 1/4° east 100 feet to a point; thence continuing with Baron's line South 89° west 400 feet to the center line of Nolensville Road and Baron's southwest corner; thence with the center line of said Road south 3 ¼ ° west 100 feet to the point of beginning.
>
> Being the same property conveyed to George F. Bartlett, an unmarried person, by warranty deed from Grady Morris and wife, Edna B. Morris of record in Book 8307, Page 929, Register's Office for Davidson County, Tennessee.

On March 29, 2018, George Francis Bartlett's probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P460, and Jeffrey Ross Bartlett was appointed as the Executor of the Estate. A copy of the TennCare Release is attached as **Exhibit A**.

Under date of August 8, 2019, an Order was entered approving an agreement among the Estate, Trustee and Beneficiaries of the Estate of George Francis Bartlett to transfer the property located at 6000 Nolensville Road, Nashville, Tennessee by Executor's Quitclaim Deed to the George Bartlett Family Revocable Trust.

The George Bartlett Family Revocable Trust by its provisions became irrevocable upon the death of George Bartlett, who is now deceased. The Trustee of this Trust has the full power to transfer and convey without the joinder of any beneficiaries.

The foregoing conveyance is subject to the right-of-way of Nolensville Road and 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 Williamson)

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

Affiant

SUBSCRIBED AND SWORN TO before me this 22 day of October, 2019.

Notary Public

My Commission Expires: 03/08/2021

JO BAGGETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 08, 2021

This is improved property known as 6000 Nolensville Road, Nashville, TN 37211.

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 his official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 22 day of October, 2019.

ESTATE OF GEORGE FRANCIS BARTLETT

By: _____
JEFFREY ROSS BARTLETT, Executor

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JEFFREY ROSS BARTLETT**, 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 he has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of George Francis Bartlett and acknowledged that he is the Executor of the Estate of George Francis Bartlett, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of George Francis Bartlett.

Witness my hand and official seal this 22 day of October, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 03/08/2021



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

2/4/2019

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

RE: GEORGE BARTLETT
Last Four Of SSN 2048

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,

Angela J. Howard

