This Instrument Prepared By:
Margaret L. Behm
Dodson Parker Behm & Capparella PC
1310 Sixth Avenue, North
Nashville, Tennessee 37208
(615) 254-2291
(615) 726-2241 (facsimile)

Karen Johnson Davidson County
Batch# 398328 AFFIDAVITH
05/11/2020 01:31:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200511-0048790

AFFIDAVIT OF HEIRSHIP

ADDRESS OF NEW OWNERS and SEND TAX BILLS TO:
Sue Gail Quarles Spring
2139 Glentree Drive
Lomita, California 90717

MAP PARCEL NO.
103 03 0 184.00
103 03 0 267.00

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

The undersigned, being duly sworn, depose and say:

Mildred A. Quarles (hereinafter "Decedent") owned an interest in real property located at 4805 A Wyoming Avenue and 4805 C Wyoming Avenue, Nashville, Tennessee, and more particularly described below ("Real Property"), on the date of her death on September 1, 2019 in Nashville, Davidson County, Tennessee. Robert A. Quarles predeceased the Decedent on March 2, 1996.

The Decedent died intestate and was survived by the undersigned, her daughter, Sue Gail Quarles Spring, who is the Decedent's only heir at law pursuant to the laws of intestate succession set forth in Tennessee Code Annotated §31-2-101 et seq. The Decedent's estate was opened for administration on October 10, 2019, in the Circuit Court, Probate Division, of Davidson County, Tennessee, Docket No. 19P-1750. The undersigned received an undivided one hundred percent (100%) interest in the real estate located at 4805 A Wyoming Avenue and 4805 C Wyoming Avenue, Nashville, Tennessee and more particularly described below, as a tenant in common immediately upon the death of the Decedent pursuant to Tennessee Code Annotated § 31-2-103.

The Real Property is more particularly described as follows:

Being Lot No. 3 on the resubdivision of Lots Nos. 3 and 4, Block 6, on the Plan of Sylvan Park of record in Book 4470, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 42.5 feet on the southerly side of Wyoming Avenue and runs back between parallel lines 160 feet to a line at the rear on which it measures 42.5 feet thereon.

Being the same property conveyed to Robert R. Quarles, et. ux., Mildred A. Quarles by Deed in Book 4668, Page 187, in the Register's Office for Davidson County, Tennessee.

This is improved real property or its address is commonly known as 4805 A and 4805 C Wyoming Avenue, Nashville, Tennessee, 37209.

This Affidavit of Heirship is given pursuant to T.C.A. § 30-2-712 to establish and confirm the heirship of the said undivided interests in the Real Property.

OATH OF VALUE PURSUANT TO T.C.A. § 67-4-409.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary since this instrument evidences distribution of property to a beneficiary.

Further Affiant saith not.

Sue Gail Quarles Spring

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Sue Gail Quarles Spring**, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 5th day of May, 2020.

My Commission expires: 2/22/23

Catherine Varney Russo
Notary Public

CATHERINE VARNEY RUSSO NOTARY PUBLIC MY COMMISSION EXPIRES 2/22/23 MONTGOMERY COUNTY, MD

TN Division of TennCare

STATE OF TENNESSEE
DIVISION OF TENNCARE
310 GREAT CIRCLE ROAD, 4th FLOOR
NASHVILLE, TENNESSEE 37243
Phone# 866-389-8444 / Fax# 615-413-1941

received 1-27-2020

1/22/2020

MARGART BEHM
LEGAL COUNSEL
1310 SIXTH AVE. NORTH
NASHVILLE, TN 37208

RE: MILDRED QUARLES
Last Four Of SSN 6552

Dear MARGART BEHM:

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,

Tangela J. Howard

Tangela Howard
Supervisor