THIS INSTRUMENT PREPARED BY:
Burkhalter & Ryan, PC
2809 Columbine Place
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 445187 DEEDQC
07/29/2020 08:35:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20200729-0083085

This deed is being prepared to evidence distribution of real property to a beneficiary and is exempt from tax pursuant to TCA 67-4-409(a)(3)(D).

Pursuant to TCA 67-4-409(a)(5) the valuation oath is intentionally omitted.

EXECUTOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
WDE Family Trust	Steven J Donnelly, Trustee	Map 155-00-0
544 W Main St, # 165	544 W Main St, # 165	Parcels 111, 100 & 259
Gallatin, TN 37066	Gallatin, TN 37066	

William D. Edmondson died on October 16. 2019, leaving a will dated August 23, 2019. The will was admitted to probate on December 5, 2019 in the 7th Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 19P2073. The will named Steven J. Donnelly as executor. The executor is duly qualified. All debts of the decedent have been paid. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the will of William D. Edmondson and the laws of the State of Tennessee, Steven J. Donnelly, Executor, quitclaims to the WDE Family Trust, Steven J. Donnelly, Trustee, an irrevocable testamentary trust, in fee simple, all rights, title and interest as to the undivided one-third (1/3) interest held by the decedant in the following described real estate in Davidson County, Tennessee:

TRACT I: Map 153-00-0, Parcel 259.00, 0 Hwy 100
A tract of land identified as Tract 1 in the Second Successor Trustee's Quitclaim Deed of record as instrument 20180326-0027878, Register's Office for Davidson County, Tennessee.

TRACT 2: Map 155-00-0, Parcel 100.00, 8284 Hwy 100
A tract of land identified as Tract 2 in the Second Successor Trustee's Quitclaim Deed of record as instrument 20180326-0027878, Register's Office for Davidson County, Tennessee.

TRACT 3: Map 153-00-0, Parcel 111.00, 8270 Hwy 100
A tract of land identified as Tract 3 in the Second Successor Trustee's Quitclaim Deed of record as instrument 20180326-0027878, Register's Office for Davidson County, Tennessee.

The aforesaid tracts being the same property conveyed to Robert E. Edmondson, William D. Edmondson and James W. Edmondson III, each to own an undivided one-third (1/3) interest as tenants in common by quitclaim deed from James W. Edmondson III in his capacity as Second Successor Trustee of "The James W. Edmondson, Jr. Revocable Trust Agreement, U/A/D May 9, 2005" of record as instrument 20180326-0027878, Register's Office for Davidson County, Tennessee.

This transfer is by Quitclaim and no warranties are made about the title.

Witness my hand at Nashville, Tennessee this 27th day of July, 2020.

ESTATE OF WILLIAM D. EDMONDSON

By _____
Executor

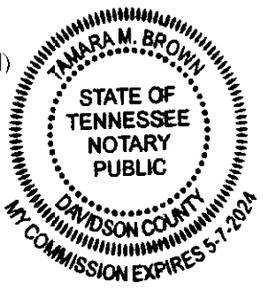
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven J. Donnelly. whom I am perscnally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2020.

Tamara M Brown
Notary Public

(notary deed)



ATTACHMENT A

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

11/22/2019

TED BURKHALTER
LEGAL COUNSEL
2809 COLUMBINE PL
NASHVILLE, TN 37204

RE: WILLIAM EDMONDSON
Last Four Of SSN 5530

Dear TED BURKHALTER:

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