Karen Johnson Davidson County
Batch# 825096 DEEDQC
03/18/2022 02:51:40 PM 14 pgs
Fees: $72.00 Taxes: $0.00
20220318-0031836

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

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
HENRY KING, III	Same	Map 21 Parcel 138
4350 Bernard Rd.		
Joelton, TN 37080		

The Administrator, on behalf of the Estate of **DOROTHY A. HARRIS** (the "Estate") joins with the Trustee, on behalf of the **DOROTHY A. HARRIS REVOCABLE TRUST** (the "Trust") (herein collectively the "**Grantors**") to hereby assign, grant, transfer, convey and quitclaim unto **HENRY KING, III**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following tract of land in Davidson County, Tennessee, (the "Property"), described as follows, to-wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to the Dorothy A. Harris Revocable Trust by Quitclaim Deed from Dorothy A. Harris (previously known as Dorothy P. King) of record in Instrument No. 20091228-0117124, Register's Office for Davidson County, Tennessee.

Dorothy A. Harris passed away on the 30th day of July, 2018, and on May 8, 2019, the Estate was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, (the "Court"), under Docket No. 19P-623. **HENRY KING, III** was appointed as the Administrator of the Estate by the Court, and the Court further determined in that action that **HENRY KING, III** was the sole residuary beneficiary of the Estate.

Subsequently, by Order of the Court, the Estate was reopened with **HENRY KING, III** as the Administrator.

By Order of the Court, dated February 16, 2022, the Court determined that the Trust assets passed under and through the Estate, which Order is attached as Exhibit B hereto.

A copy of the TennCare Release is attached as Exhibit C.

HENRY KING, III was appointed Successor Trustee by the Qualified Beneficiaries of the Dorothy A. Harris Revocable Trust effective February 16, 2022. Such Appointment is attached as Exhibit D hereto.

It is the purpose of this Deed to transfer any and all interest of the Estate and/or the Trust to **HENRY KING, III**, all as determined by the Court as above recited.

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)

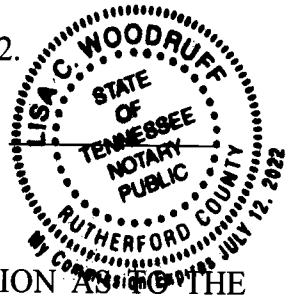
This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Affiant

SUBSCRIBED AND SWORN TO before me this the 17th day of March, 2022.

Notary Public

My Commission Expires:



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 Administrator and Trustee execute this Quitclaim Deed solely in such Administrator and Trustee's official capacities as Administrator and Trustee and not individually or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this the 17th day of March, 2022.

Estate:

ADMINISTRATOR, HENRY KING, III

Trust:

TRUSTEE, HENRY KING, III

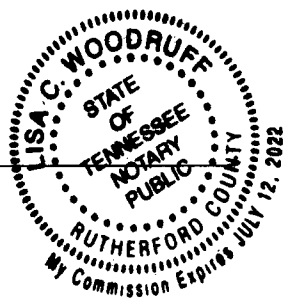
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **HENRY KING, III**, 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 Quitclaim Deed on behalf of the Estate and acknowledged that he is the Administrator of the Estate, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of the Estate.

Witness my hand and official seal this the 17th day of March, 2022.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: _____



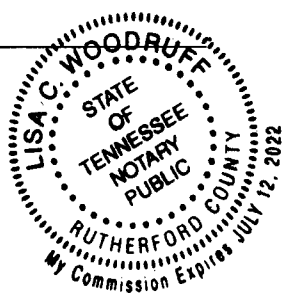
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **HENRY KING, III**, 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 Quitclaim Deed on behalf of the Trust and acknowledged that he is the Trustee of the Trust, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of the Trust.

Witness my hand and official seal this the 17th day of March, 2022.

Lisa C. Woodruff
NOTARY PUBLIC

My Commission Expires: _____



First Tract: A tract of land in the 14th Civil District, formerly 24th, being a part of Lot 8 on the map of the lands owned by the Estate of Henry Floto, deceased, of record in Book 421, page 147, Register's Office for Davidson County, TN. described as follows:
BEGINNING at an iron pin in the center of Bernard Road, the southeast corner of a part of said Lot No, 8 conveyed to Elwin D. McArthur by deed from Sam Arrington and wife, of record in Book 1109, page 106, said Register's Office; and running thence with his line, north 67* 45' east 391 feet to an iron pin and north 56* 30' east to a stake on the north bank of a creek; thence with the meanders of said creek, south 52* east 215 feet to a point, with black walnut pointers; thence south 65 ½* west 688 feet to a stake; thence south 67* 45' west 212 feet to an iron pin in the center of Bernard Road; and thence north 31* west, with the center of said road, 104 feet to the beginning, containing 2 acres more or less.

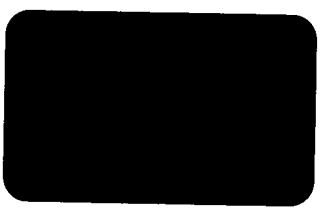
A twenty (20) foot right-of-way is reserved by Sam Arrington and wife, Bertha Arrington down the branch on the northern boundary of the within described land for the use of the said Sam Arrington and wife, Bertha Arrington.

Being the same property conveyed to Dorothy P. King by deed from F. B. Cooley, Jr. and wife Nancy Helton Cooley, of record in Book 5074, page 186, Register's Office for Davidson County, TN.

Second Tract: Beginning at an iron pin in the center of Bernard Road, the southeast corner of a tract of land heretofore conveyed by Bertha Foley Zeidler.a widow, to F. B. Cooley, Jr., and wife, Nancy Helton Cooley; thence north 67* East 212 feet; thence north 65 ½* East 688 feet to the center of a branch, black walnut pointers; thence with said branch, south 52* East 121.5 feet to a stake in a branch; thence South 66* West 965 feet to an iron pin in the center of the road; thence with said road, North 24* West 104.5 feet to the point of beginning, containing 2 acres.

Being the same property conveyed to Dorothy P. King (now know as Dorothy A. Harris) by deed from F. B. Cooley, Jr. and wife, Nancy Helton Cooley, of record in Book 5074, page 186, Register's Office for Davidson County, TN.

Being the same property conveyed to Dorothy P. King (now known as Dorothy A. Harris) by Henry E. King, Jr., by Quit Claim Deed of record in Book 5996, Pages 916 and 917, Register's Office for Davidson County, TN.



COPY

EFILED 02/16/22 11:44 AM CASE NO. 19P623 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
	)	
ESTATE OF DOROTHY A. HARRIS,	)	**Docket No. 19P-623**
	)	
Deceased.	)	

ORDER TO INTERPRET AND ADMINISTER TRUST

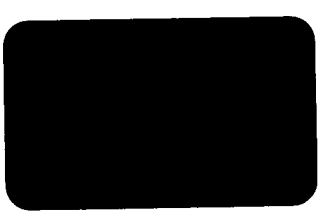
This cause came on to be heard upon the Petition to Interpret and Administer Trust by the Petitioner, **HENRY KING, III.** Based upon the record, statements of counsel, and matters as adduced in open court, it appears to the Court that:

1. The decedent, **DOROTHY A. HARRIS**, died intestate on July 30, 2019.

2. Petitioner, **HENRY KING III**, was appointed by the Court as Administrator of the decedent's Estate (the "Estate"). As a part of those proceedings, the Court determined that Petitioner was the sole residuary beneficiary of the Estate. The Estate, as far as the Petitioner was aware of assets in the Estate, was fully administered and on November 19, 2020, an Order to Close the Estate was entered. The Petitioner has filed a contemporaneous Petition to reopen the Estate to administer the Trust assets, which the Court has granted in open court.

3. During the administration of the Estate, Petitioner was aware that there was real property and improvements (the "Property") owned by the Dorothy A. Harris Revocable Trust (the "Trust"). The Property was transferred into the Trust via two quitclaim deeds (the "Deeds") executed on December 9, 2009 by Dorothy A. Harris and attached to the Petition hereto as **Exhibit A**. Petitioner assumed the Property would be administered and pass as provided in the Trust.

4. Petitioner has maintained the Property and improvements, and has borne all costs associated with the Property, including taxes and upkeep since the decedent's death on July 30, 2019.



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5. Petitioner has never been in possession of the Trust documents or copies of the Trust documents and has been unable to locate the same despite a diligent search. It is unlikely that the Trust documents can ever be located.

6. Petitioner is the only interested party and that there is no reason to believe that the Trust documents, if found, would provide for any beneficiary other than Petitioner.

7. In the absence of the Trust documents, the Court finds that based on applicable Tennessee law the Trust remained a revocable trust and, as such, the Property and any other assets of the Trust would pass as assets under the Estate, and should be distributed to the Estate.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that:

1. The Trust remained a revocable trust and, as such, the Property and any other assets of the Trust would pass as assets under the Estate

2. The Property and other assets of the Trust do hereby pass, and are distributed, to the Estate, to be administered and distributed as with other assets of the Estate.

3. All other matters are reserved.

ENTERED on this the 16th day of February, 2022.

HONORABLE RANDY KENNEDY

APPROVED FOR ENTRY:

HARLAN DODSON (No. #2368)
Dodson Parker Behm & Capparella, PC
1310 Sixth Avenue, North
Nashville, TN 37208
(615) 254-2291
Attorney for Petitioner

COPY

EFILED 02/16/22 11:44 AM CASE NO. 19P623 Richard R. Rooker, Clerk

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document has been mailed, United States Postal Service, postage paid, to the following on this the 16th day of February, 2022.

HENRY KING III
4350 Bernard Road
Joelton, TN 37080

HARLAN DODSON

Copy

EFILED 07/23/20 09:19 AM CASE NO. 19P623 Richard R. Rooker, Clerk

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

ESTATE OF DOROTHY A. HARRIS
Deceased **Case # 19P623**

AMENDED RELEASE OF CLAIM

The State of Tennessee releases the TennCare claim against this estate, the realty located at 4316 Bernard Road Joelton, TN 37080, the Dorothy A Harris Revocable Trust, and the trust's trustee a pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601 et seq. This document does not release TennCare's claim with regard to any Trust or the assets held in any Trust, other than the Dorothy A Harris Revocable Trust and its trustee.

Respectfully Submitted,

Cameron Himes # 33340
Office of General Counsel, Division of TennCare
310 Great Circle Road
Nashville, Tennessee 37243
Phone: (615) 507-6329
Cameron.himes@tn.gov



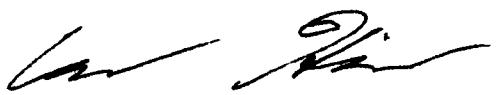
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EFILED 07/23/20 09:19 AM CASE NO. 19P623 Richard R. Rooker, Clerk

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Release has been served on the following via U.S. Mail on July 23, 2020:

Barbara Moss
Elder Law of Nashville
4525 Harding Pike, Suite 200
Nashville, TN 37205



Cameron Himes

This Instrument Prepared By:
Harlan Dodson, Attorney
1310 6th Avenue, North
Nashville, TN 37208

APPOINTMENT OF SUCCESSOR TRUSTEE OF DOROTHY A. HARRIS REVOCABLE TRUST

WHEREAS, **DOROTHY A. HARRIS,** as Grantor, did initially create the **DOROTHY A. HARRIS REVOCABLE TRUST** ("**Trust**") by written Trust Agreement with **DOROTHY A. HARRIS** as Trustee;

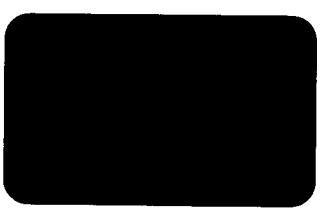
WHEREAS, **DOROTHY A. HARRIS** died on July 30, 2018 and, as such, ceased to serve as Trustee of the Trust having named no Successor;

WHEREAS, pursuant to Court Order attached as Exhibit A hereto, the Court having jurisdiction over the Trust found the Trust remained a revocable trust and its assets would pass under and should be distributed to the Estate of Dorothy A. Harris (the "**Estate**");

WHEREAS, **HENRY KING, III**, was appointed as Administrator of the Estate and determined to be the sole residuary beneficiary of the Estate by the Court;

WHEREAS, pursuant to Tennessee Code Annotated Section 35-15-704(c)(2), all qualified beneficiaries of the Trust by agreement may appoint a Successor Trustee upon such vacancy in Trusteeship;

NOW, THEREFORE, all qualified beneficiaries of the Trust, as evidenced by their signatures below, do hereby name and appoint **HENRY KING, III** as Successor Trustee, effective as of February 16, 2022.



APPROVED AND ADOPTED BY:

Henry E. King III

HENRY KING, III, Qualified Beneficiary

Henry E King III

HENRY KING, III, Successor Trustee

Henry E. King III

HENRY KING, III, Administrator

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry King, III, the within named Qualified Beneficiary, Successor Trustee, and Administrator, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument in each of these capacities for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of March, 2022.

Lisa C Woodruff My Commission Expires: _____

NOTARY PUBLIC

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

COPY

EFILED 02/16/22 11:44 AM CASE NO. 19P623 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
	)	
ESTATE OF DOROTHY A. HARRIS,	)	**Docket No. 19P-623**
	)	
Deceased.	)	

ORDER TO INTERPRET AND ADMINISTER TRUST

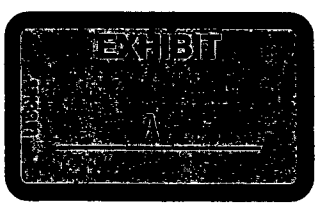
This cause came on to be heard upon the Petition to Interpret and Administer Trust by the Petitioner, **HENRY KING, III.** Based upon the record, statements of counsel, and matters as adduced in open court, it appears to the Court that:

1. The decedent, **DOROTHY A. HARRIS**, died intestate on July 30, 2019.

2. Petitioner, **HENRY KING III**, was appointed by the Court as Administrator of the decedent's Estate (the "Estate"). As a part of those proceedings, the Court determined that Petitioner was the sole residuary beneficiary of the Estate. The Estate, as far as the Petitioner was aware of assets in the Estate, was fully administered and on November 19, 2020, an Order to Close the Estate was entered. The Petitioner has filed a contemporaneous Petition to reopen the Estate to administer the Trust assets, which the Court has granted in open court.

3. During the administration of the Estate, Petitioner was aware that there was real property and improvements (the "Property") owned by the Dorothy A. Harris Revocable Trust (the "Trust"). The Property was transferred into the Trust via two quitclaim deeds (the "Deeds") executed on December 9, 2009 by Dorothy A. Harris and attached to the Petition hereto as **Exhibit A**. Petitioner assumed the Property would be administered and pass as provided in the Trust.

4. Petitioner has maintained the Property and improvements, and has borne all costs associated with the Property, including taxes and upkeep since the decedent's death on July 30, 2019.



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5. Petitioner has never been in possession of the Trust documents or copies of the Trust documents and has been unable to locate the same despite a diligent search. It is unlikely that the Trust documents can ever be located.

6. Petitioner is the only interested party and that there is no reason to believe that the Trust documents, if found, would provide for any beneficiary other than Petitioner.

7. In the absence of the Trust documents, the Court finds that based on applicable Tennessee law the Trust remained a revocable trust and, as such, the Property and any other assets of the Trust would pass as assets under the Estate, and should be distributed to the Estate.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that:

1. The Trust remained a revocable trust and, as such, the Property and any other assets of the Trust would pass as assets under the Estate

2. The Property and other assets of the Trust do hereby pass, and are distributed, to the Estate, to be administered and distributed as with other assets of the Estate.

3. All other matters are reserved.

ENTERED on this the 16th day of February, 2022.

HONORABLE RANDY KENNEDY

APPROVED FOR ENTRY:

HARLAN DODSON (No. #2368)
Dodson Parker Behm & Capparella, PC
1310 Sixth Avenue, North
Nashville, TN 37208
(615) 254-2291
Attorney for Petitioner

COPY

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CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document has been mailed, United States Postal Service, postage paid, to the following on this the 16th day of February, 2022.

HENRY KING III
4350 Bernard Road
Joelton, TN 37080

HARLAN DODSON