This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

This Instrument Was Prepared By:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1077602 DEEDQC
12/04/2023 08:50:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231204-0093081

Address of New Owner:
Richard T. Holt & Terrace L. Holt
P.O. Box 891
Hendersonville, TN 37077

Send Tax Bills To:
Same

Map-Parcel:
Map 50-7
Parcel 131

ADMINISTRATOR'S QUITCLAIM DEED

Know all persons by these presents that Richard T. Holt and Terrace L. Holt are the duly appointed Administrators of the Estate of Gloria M. Holt, deceased (the "decedent"), which Estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 23P390 (a copy of their Letters of Administration and the TennCare Release is attached hereto and incorporated herein by this referenced). Now, therefore, for good and valuable consideration and in connection with the distribution of the estate of the decedent pursuant to the laws of the State of Tennessee, the said **Richard T. Holt and Terrace L. Holt**, in their capacity as co-Administrator, and not otherwise ("Grantor"), do hereby grant, transfer, release, remise and forever quitclaim unto **Richard T. Holt and Terrace L. Holt**, the heirs at law of the decedent ("Grantee"), their heirs, and assigns, forever, all of the said Administrators' right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, with said tract or parcel of land being more particularly described as follows:

> Being Lot No. 26, on the Final Plat of Northbrook Subdivision, Phase Two, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gloria M. Holt and husband, Richard T. Holt, Sr. by Warranty Deed from Buddy Dunn Contractors, L.P., of record in Book 11590. Page 494, Register's Office for Davidson County, Tennessee. The Said Richard T. Holt, Sr. predeceased Gloria M. Holt, leaving her the sole owner of the herein described property at the time of her death.
>
> This is improved property known as 3909 Patton Hill Rd., Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any

claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 20th day of November, 2023.

GRANTOR:

Richard T. Holt,
Administrator, Estate Gloria M. Holt

Terrace L. Holt,
Administrator, Estate Gloria M. Holt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard T. Holt and Terrace L. Holt, co-Administrators of the Estate of Gloria M. Holt, deceased, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 20 day of November, 2023.

JACKSON M. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1-13-24

EFILED 04/26/23 12:40 PM CASE NO. 23P390 Joseph P. Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **RICHARD T HOLT and TERRACE HOLT** DOCKET NO: **23P390**

*It appearing to the Court that **GLORIA M HOLT** has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

*THESE ARE, THEREFORE, to authorize and empower you, the said **RICHARD T HOLT and TERRACE HOLT**, to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **April 26th, 2023** .*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **RICHARD T HOLT and TERRACE HOLT** as **Co-Administrators** of the estate of **GLORIA M HOLT**, deceased, and I do further certify that **RICHARD T HOLT and TERRACE HOLT** are still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

JOSEPH P. DAY, Clerk

_____ D.C.

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

December 22, 2022

Jackson M. Welch, Jr.
123 Fifth Ave North
Franklin, TN 37064

RE: Holt, Gloria M. Date of Death: 11/22/2022 SSN: xxx-xx-6797
Our File Number: 85982

Jackson M. Welch, Jr.:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate 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 is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to any Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit