BILL GARRETT, Davidson County
Trans:T20160088462 DEEDWARR
Recvd: 10/07/16 09:20 3 pgs
Fees:17.00 Taxes:0.00
20161007-0106180

SEND TAX BILLS AND
ADDRESS NEW OWNER:
Theresa Neal Rhodes
1848 Fox Chase Dr.
Goodlettsville, TN 37072

This instrument prepared by:

TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
43-11-159

EXECUTOR'S DEED

I.

Recitals

1.1 CLAUDE ELLIS NEAL died testate on March 11, 2016, while a resident of Davidson County, Tennessee.

1.2 The undersigned is the Executor under the Last Will and Testament of CLAUDE ELLIS NEAL admitted to probate on May 5, 2016 and is recorded under Docket No. 16P -737, Office of the Probate Court in Chancery for Davidson County, Tennessee.

1.3 The decedent owned land in Davidson County, Tennessee, more particularly described below and in the Deed recorded in Deed Book 2396, Page 233, Register's Office for Davidson County, Tennessee.

1.4 All debts of decedent have been paid. A TennCare release is attached hereto.

II.

Conveyance

Pursuant to Item II of the Decedent's Will and as Executor of the Last Will and Testament of CLAUDE ELLIS NEAL, I, TERESA NEAL RHODES, hereby bargain, transfer and convey to TERESA NEAL RHODES, a One Half (½) share and TERESA NEAL RHODES TRUSTEE for the RAY LEWIS NEAL Trust, a One Half (½) share, in the property described as follows:

Being Lot No.19 on the Second Revised Plan of Myatt and Eagan's Subdivision of Lots Nos. 2 and 3 of Anderson Estates, as of record in Book 1424, Page 150, Register's Office for Davidson County.

Said lot No. 19 fronts 133.3 feet on the westerly side of Larchmont Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Claude E. Neal and wife, Lillian Fann Neal, by deed from James R. Carter and wife, Louise B. Carter of record in Book 2396, Page 233 in Register's Office for Davidson County, Tennessee. The said Lillian Fann Neal having died on March 22, 1991.

This is improved property known as 117 Larchmont Drive, Madison, TN 37115.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the above described property unto Teresa Neal Rhodes (a ½ share)and Teresa Neal Rhodes, Trustee of the Ray Lewis Neal Trust (a ½ share), forever in fee simple.

Executed this the 4 day of October, 2016.

Teresa Neal Rhodes Executrix of the Estate of
CLAUDE ELLIS NEAL, Deceased

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Teresa Neal Rhodes, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office on this 4 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ None.

AFFIANT

Subscribed and sworn to before me, this the 4 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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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

Mark A. Emkes
Commissioner

5/6/2016

TIMOTHY FERGUS
LEGAL COUNSEL
365 W. MAIN ST.
HENDERSONVILLE, TN 37075

RE: CLAUDE NEAL
Last Four Of SSN 7417

Dear TIMOTHY FERGUS:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Jangela J. Howard