This instrument prepared by:
Julie Cornell
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20170044189 DEEDQC
Recvd: 05/24/17 13:09 4 pgs
Fees:22.00 Taxes:0.00
20170524-0051729

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Jackie Suzan Hutchinson 1978 Gatlin Drive Nashville, TN 37210	Same as new owner	106 140012.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Geneva F. Trotter died on August 10, 2016 leaving a Last Will and Testament dated July 10, 1980; and, whereas, the will was admitted to probate on December 8, 2016 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P-1990; and, whereas, Jackie Suzan Hutchinson was duly qualified as Personal Representative; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare estate recovery release is attached as Exhibit A; therefore:

Jackie Suzan Hutchinson, as Personal Representative of the Estate of Geneva Thomas Trotter, and Mark Kevin Trotter, a beneficiary of the Estate of Geneva Thomas Trotter, hereinafter called Grantors, in accordance with the provisions of the Last Will and Testament of Geneva Thomas Trotter do hereby quitclaim, transfer and convey unto Jackie Suzan Hutchinson, hereinafter called Grantee, her heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Raymond Heights subdivision, as of record in Book 1424, Page 141, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Gatlin Drive, said point being the common corner of Lots Nos. 23 and 26; thence, northwardly 118 feet along the line between Lots No. 23 and 26 to a point, being the common corner of Lots Nos. 23, 25 and 26; thence eastwardly 148.5 feet along the line between Lots. Nos. 25 and 26 to a point in the westerly margin of Loney Drive, being the common corner of Lots Nos. 26 and 25; thence southwardly along the westerly margin of Loney Drive 97 feet to a point, the beginning of a curve with a radius of 20 feet; thence around said curve southwestwardly 31.42 feet to a point in the northerly margin of Gatlin Drive, thence westwardly along the northerly margin of Gatlin Drive, this being a slight curve, 100.99 feet to the point of beginning.

Being the same property conveyed to George Binkley Trotter, Jr. and wife, Geneva F. Trotter by deed from Rembert Woodroof and wife, Margrette Woodroof, of record in Book 1972, page 313, Register's Office for Davidson County, Tennessee.

George Binkley Trotter, Jr. died on June 17, 2012. His interest in the subject property passed to Geneva T. Trotter as the surviving tenant by the entireties. Geneva F. Trotter is the same person as Geneva Thomas Trotter, Geneva Frances Thomas Trotter and Geneva T. Trotter.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 1879 Loney Drive, Nashville, Tennessee.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Grantor Mark Kevin Trotter, a beneficiary of the Estate of Geneva Thomas Trotter, hereby joins in the execution of this deed for the purpose of conveying his interest in the property to Grantee and waiving and conveying any inheritance rights and rights as beneficiary of the estate he may have in the property conveyed.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23 day of May, 2017.

Jackie Suzan Hutchinson

Jackie Suzan Hutchinson, Personal Representative
Estate of Geneva Thomas Trotter, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Jackie Suzan Hutchinson, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative of the Estate of Geneva Thomas Trotter, and that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 23d day of May, 2017.

Julie D. Cornell

Notary Public
My Commission Expires: 7/3/17

JULIE D. CORNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Witness my hand this 10 day of May, 2017.

FAIRON D. MERRIWEATHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mark K. Trotter

Mark Kevin Trotter, Beneficiary of the
Estate of Geneva Thomas Trotter, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Mark Kevin Trotter, with whom I am personally acquainted and who upon oath acknowledged that he is a beneficiary of the Estate of Geneva Thomas Trotter, and that he executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 10th day of May, 2017.

FAIRON D. MERRIWEATHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/08/2019

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Jackie Suzan Hutchinson

Jackie Suzan Hutchinson, Grantee

Subscribed and sworn to before me this 23rd day of May, 2017.

Julie D. Cornell

Notary Public
My Commission Expires: 7/3/17

JULIE D. CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

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

Larry B. Martin
Commissioner

1/24/2017

LAURA MOFFETT
LEGAL COUNSEL
109 WESTPARK DR STE. 300
BRENTWOOD, TN 37027

RE: GENEVA TROTTER
Last Four Of SSN 3335

Dear LAURA MOFFETT:

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

EXHIBIT
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