This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Bill Garrett Davidson County
Batch# 19074 DEEDQC
10/27/2017 03:15:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171027-0110571

Address of New Owner:	Send Tax Bills to:	Map / Parcel:
400 Woodlawn Drive Mt. Juliet, TN 37122	Same as new owner	096-05-0A / 027.00

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

Whereas, Christine Cook Gragson died on January 2, 2017 leaving a Last Will and Testament dated May 20, 2013, naming Ruth Cook Carson as Personal Representative; and, whereas the Will was admitted to probate on April 12, 2017 in the Probate Court of Davidson County, Tennessee, Docket No. 17P511; and, whereas, Ruth Cook Carson was duly qualified as Personal Representative; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare's estate recovery release is attached as Exhibit A; therefore:

Ruth Cook Carson as Personal Representative of the Estate of Christine Cook Gragson, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Christine Cook Gragson, does hereby quitclaim, transfer and convey unto Glenn Carson and wife, Ruth Cook Carson, the named beneficiary of the Last Will and Testament of Christine Cook Gragson, hereinafter called Grantee, their heirs and assigns, all right, title and interest of Christine Cook Gragson in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a part of the Plan of Cameron Park Office Center, Condominium Offices, as of record in Book 6200, page 49, Register's Office for Davidson County, Tennessee, the part hereby described being:
>
> Being Building B, Unit No. B2M (Parcel No. 27) on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Cameron Park Office Center.
>
> Being part of the same property conveyed to Cameron Park Development Company, a partnership composed of Terry C. Reeves and Diane D. Reeves, by quit claim deed from Terry C. Reeves and wife, Diane Denise Reeves, of record in Book 6287, page 25, Register's Office for Davidson County, Tennessee and re-recorded in Book 6296, page 441, Register's Office for Davidson County, Tennessee.

Being the same real property conveyed to George Gragson and wife, Christine C. Gragson, by deed from Cameron Park Development Company, a partnership composed of Terry C. Reeves and Diane D. Reeves, of record in Book 6808, Page 979, Register's Office for Davidson County, Tennessee.

George Nixon Gragson died on October 11, 1990, survived by his wife, Christine Cook Gragson.

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

This is improved property, known as 211 Donelson Pike, Unit B2M, Nashville, Tennessee 37214.

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

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 2 day of October, 2017.

Ruth Cook Carson

Ruth Cook Carson, Personal Representative of the Estate of Christine Cook Gragson, Grantor

State of Tennessee

County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Ruth Cook Carson, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative of the Estate of Christine Cook Gragson 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 2 day of October, 2017.

David Hooper

Notary Public
My Commission Expires:

DAVID HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires APRIL 28, 2020

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.

Ruth Cook Carson

Ruth Cook Carson, *Grantor*
400 Woodlawn Drive
Mt. Juliet, TN 37122

Subscribed and sworn to before me this 2 day of October, 2017.

David Hooper

Notary Public
My Commission Expires:

DAVID HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires APRIL 28, 2020

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

4/26/2017

DAVID HOOPER
LEGAL COUNSEL
109 WESTPARK DR, STE 300
BRENTWOOD, TN 37027

RE: CHRISTINE GRAGSON
Last Four Of SSN 9932

Dear DAVID HOOPER:

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

