Bill Garrett Davidson County
Batch# 75175 DEEDQC
04/02/2018 09:53:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180402-0029997

This document prepared without opinion of title by Daniel L. Wischhof, Attorney
515 Rivergate Parkway, Ste. 111, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:
Charles Capps
1107 McGavock Pike
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 72-6
Parcel 245.00

ADMINISTRATOR'S DEED

KNOW ALL BY THESE PRESENTS that I, **Charles Capps, Administrator of** the **Estate of Judy D. Bowman Capps, Deceased,** Case 17P-1130 in the Seventh Circuit Court for Davidson County, Tennessee, to better document the succession to title by reason of her passing, quitclaim to **Charles Capps, Unmarried,** any right, title or interest of Judy D. Bowman Capps in or to the following described land in Davidson County, Tennessee:

BEING Lot Number 2 on the Plan of a Resubdivision of Lots 1 & 2 of Kenmore Place Subdivision as of record in Plat Book 8250, page 360, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description thereof.

Being the same property conveyed to Judy D. Bowman by warranty deed from S. C. McDonald, Jr. and wife Carol McDonald, of record in Book 9607, page 570, said Register's Office. The said Judy D. Bowman subsequently married Charles Capps, and became known as Judy D. Bowman Capps. Judy D. Bowman Capps subsequently died on February 9, 2017, intestate and without issue, her spouse Charles Capps being her only heir as shown by Affidavit of Heirship attached as an exhibit hereto. Charles Capps was appointed Administrator of the Estate of Judy D. Bowman Capps by order entered 7/13/2017 by the Seventh Circuit Court for Davidson County, Tennessee, Case 17P-1130. A Release of any recovery interest by the Bureau of Tenncare was issued 7/10/2017 and is attached as the second exhibit hereto.

This is improved property known as 1107 McGavock Pike, Nashville, Tennessee 37216.

Witness my signature this date: April 30, 2018

Charles Capps, Administrator
Estate of Judy D. Bowman Capps, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Charles Capps**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 3/30/18

Notary Public

My commission expires: 9/25/19

ANITA L. LEACH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 0 .

Affiant

Sworn to and subscribed before me this date: 3/30/18

Notary Public

My commission expires: 9/25/19

ANITA L. LEACH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT A TO ADMINISTRATOR"S DEED

This Instrument Prepared by Daniel L. Wischhof, Attorney
P. O. Box 681416, Franklin, Tennessee 37068

AFFIDAVIT OF HEIRSHIP OF JUDY D. BOWMAN CAPPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned Amy Russell, being duly sworn, testify:

I am an adult resident of Nashville, Tennessee, have known Judy D. Bowman both prior to and since her marriage to Charles Capps, and state the following from my personal knowledge:

Judy D. Bowman Capps died on February 9, 2017. She was known as **Judy D. Bowman** prior to her marriage to Charles Capps on February 7, 2012. She did not leave a duly executed Will. She had no children during her life.

I certify this Affidavit to be true upon penalty of perjury.

Amy Russell

Personally appeared before me, the undersigned Notary Public, the within named Amy Russell, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2017.

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B TO ADMINISTRATOR'S DEED

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

7/10/2017

DANIEL L. WISCHHOF
LEGAL COUNSEL
405 TWO MILE PIKE 2B
GOODLETTSVILLE, TN 37072

RE: JUDY CAPPS
Last Four Of SSN 3324

Dear DANIEL L. WISCHHOF:

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