Karen Y Johnson Davidson County
Batch# 167672 DEEDQC
11/28/2018 09:36:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181128-0115905

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

Grantee:	Karen Lawless Mitchell	Map & Parcel No.:
Address:	102 Tameras Court Hendersonville, Tennessee 37075	63-16B-197.00CO
Grantee:	Kathy Lawless Franz	Map & Parcel No.:
Address:	130 Roberta Drive Hendersonville, Tennessee 37075	63-16B-197.00CO

Send tax notice to: Same as above

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Jo Anne Lawless, died on August 30, 2018, leaving a Last Will and Testament dated November 11, 2004, (hereinafter the "Will"). The Will was admitted to probate for the sole purpose of muniment of title on September 26, 2018 in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 18P1632.

WHEREAS, Jo Anne Lawless owned certain real property in Davidson County, Tennessee, more particularly described below (the "Property");

WHEREAS, the Will named Kathy Lawless Franz as executrix, and the executrix is duly qualified.

WHEREAS, the parties wish to document this testamentary transfer;

NOW THEREFORE, in accordance with the provisions of the will of Jo Anne Lawless, Kathy Lawless Franz, Executrix, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in and to the Property as follows:

A. A one-half (1/2) undivided interest to Karen Lawless Mitchell, her heirs and assigns, as tenant in common;

B. A one-half (1/2) undivided interest to Kathy Lawless Franz, her heirs and assigns, as tenant in common.

The Property is the real property in Davidson County, Tennessee particularly described as follows:

LAND In Davidson County, Tennessee, being Lot No. 279, Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyors certification of correction in Book 8110, Page 401, and amended in Book 8181, Page 112. Register's Office for Davidson County, Tennessee.

Said Lot No. 279 fronts 65.00 feet on the southwesterly side of Dawnwood Drive and runs back 100.00 feet on the northwesterly line and 100.00 feet on the southeasterly line to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Jo Anne Lawless by deed from Jack R. Abernathy, III and Wife, Elisabeth B. Abernathy and William H. Holladay and Wife, Mary W. Holladay, of record in Book 10492, page 674, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 1128 Dawnwood Drive, Old Hickory, Davidson County, Tennessee 37138.

THIS CONVEYANCE IS SUBJECT TO : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

THIS TRANSFER IS BY QUITCLAIM AND WE MAKE NO WARRANTIES ABOUT THE TITLE. THIS DEED IS PREPARED ON INFORMATION PROVIDED BY THE GRANTEE/GRANTOR AND NO EXAMINATION OF TITLE HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. EXHIBIT A IS A COPY OF THE BUREAU OF TENNCARE RELEASE.

Witness my hand this 21st day of November, 2018.

Estate of Jo Anne Lawless

Kathy L. Franz

By: Kathy Lawless Franz
Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 21st day of November, 2018, before me personally appeared, Kathy Lawless Franz, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who execute the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

KEE BRYANT-MCCORMICK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My commission expires: July 19, 2021

{01823030.1 }

AFFIDAVIT

I hereby swear or confirm that the actual consideration or value, whichever is greater, for this transfer is $0.00. T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary.

Kathy L. Franz
Kathy Lawless Franz, Affiant

Subscribed and sworn to before me, this the 21st day of November, 2018.

Notary Public

KEE BRYANT-MCCORMICK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: July 19, 2021

EXHIBIT
tabbies
A

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

10/2/2018

KEE BRYANT-MCCORMICK REPRESENTATIVE
100 BLUEGRASS COMMONS BLVD,
SUITE 2370
HENDERSON, TN 37075

RE: JO ANNE LAWLESS
Last Four Of SSN 9734

Dear KEE BRYANT-MCCORMICK REPRESENTATIVE:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

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

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Jangela J. Howard