Karen Johnson Davidson County
Batch# 190496 DEEDQC
01/31/2019 03:02:20 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190131-0009499

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

Grantee:	James Robert Rippeteau, Trustee	Map & Parcel No.:
Address:	1003 Hearthside Ct. South	051-08-0-217.00 (Parcel I)
	Hendersonville, Tennessee 37075	051-08-0-106.00 (Parcel II)

Send tax notice to: Same as above

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Suzanne P. Rippeteau, sometimes also known as Suzanne Poe Rippetoe, died on November 12, 2017, leaving a Last Will and Testament dated November 8, 2016 and First Codicil to Last Will and Testament dated September 14, 2017, (hereinafter collectively the "Will"). The Will was admitted to probate on December 19, 2017 in the Chancery (Probate) Court, Sumner County, Tennessee, Docket Number 2017-PR-576

WHEREAS, Suzanne P. Rippeteau owned certain real property in Davidson County, Tennessee, more particularly described below (the "Property");

WHEREAS, the Will named James Robert Rippeteau, as executor. The executor is duly qualified. All debts of the decedent have been paid.

WHEREAS, the parties wish to document this testamentary transfer;

NOW THEREFORE, in accordance with the provisions of the Will, James Robert Rippeteau, Executor, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim to James Robert Rippeteau, Trustee of the James Robert Rippeteau Trust, hereinafter "GRANTEE", all of GRANTOR'S one-third (1/3) right, title and interest in and to the Property in Davidson County, Tennessee more particularly described as follows:

> Lots 1 and Lot 2 Taco Bell Subdivision Three, as shown in Plat Book 8250, page 126, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Suzanne Rippeteau, Janice Poe Downs and Jacqueline Marie Poe Conner by deed of record in Instrument No. 20160314-0024187 and corrected in Affidavit of Correction to Deeds of record in Instrument No. 20160512-0047608, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1121 Gallatin Pike and 1117 Gallatin Pike, Madison, Tennessee.

The Property is conveyed subject to such limitations, restriction and encumbrances as may affect the premises.

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 11th day of November, 2018.

ESTATE OF SUZANNE P. RIPPETEAU

By: _____
James Robert Rippeteau, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 11 day of November, 2018, before me personally appeared, James Robert Rippeteau, 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 he executed the same as his free act and deed.

Witness my hand and notarial seal.

_____
Notary Public

My commission expires: 3/23/21

JOHNNY C. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

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.

James Robert Rippeteau

Subscribed and sworn to before me, this the 11th day of November, 2018.

Notary Public

My commission expires: 3/23/21

JOHNNY C. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

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

4/12/2018

JOHNNY C GARRETT
LEGAL COUNSEL
131 SAUNDERSVILLE RD STE 130
HENDERSONVILLE, TN 37075

RE: SUZANNE RIPPETEAU
Last Four Of SSN 9061

Dear JOHNNY C GARRETT:

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,

Jamela J. Howard