THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive,Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNERS:
Martha Newell
1855 Lake Road
Greenbrier, Tennessee 37073

Map/Parcel: Tax Id Number(s): 002 00 0 012.00 SEND TAX BILLS TO: Same

EXECUTOR'S DEED

Paul Haynes Newell, Jr. died on November 7, 2017, leaving a will dated March 9, 1992. The Will was admitted to probate on January 17, 2019 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No.: 17P2194. Martha Ann Newell was appointed Executrix and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Executrix by signing this Deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Paul Haynes Newell, Jr., Martha Ann Newell, as Executrix, sells, transfers and conveys to Martha Ann Newell, the following described real estate in Davidson County, Tennessee:

Beginning at a point in the west edge of Lake Road, near the Town of Ridgetop, Tennessee, the same being the northwest corner of this property, in Mrs. Frank Mayes line; thence South 88° East 59.5 poles to a point about 5 feet north of a white oak tree, corner to Jessie Broose in Mrs. Mayes' line; thence South 10° West 17 poles to a locust stump, corner to Jim Edwards in Jessie Broose's line; thence South 83° East 32.2 poles, thence South 3°West 91.5 poles to a branch, a corner in Jim Edward's line, thence with said branch, North 65° West 21 poles; North 87° West about 24 poles to a point in T. H. King's line formerly the Sanitarium property; thence with King's line, North 3° East 41 poles to a large elm tree near the forks of the branch parked as a corner to said King; thence with a branch and T. H. King's line as follows: North 79° West 7.6 poles; South 83° West 9.5 poles; North 70-½° West 16 poles; South 89° West 12 poles to a point on the north side of the branch with sugar tree pointers, corner to said King; thence North 3° East 55 poles to the beginning, containing 42 acres according to survey by J. R. Scott, Surveyor, on February 28, 1951 and being the land conveyed to Alec C. Gronberg and wife, Johnnie T. Gronberg by J. C. Garrett, Trustee, in a deed of record in Deed Book 2017 at page 67 in the office of the Register of Davidson County, Tennessee.

Being the same property conveyed to P. H. Newell and wife, Ruth C. Newell, by deed from Alec C. Gronberg and wife, Johnnie T. Gronberg, of record in Book 2435, Page 357, Register's Office for Davidson County, Tennessee. The said Ruth C. Newell (DOD - 02/04/1972) predeceased the said P. H. Newell (DOD - 04/01/1983). The said P. H. Newell, Sr. died intestate leaving as his sole heir, Paul Haynes Newell, Jr. Paul Haynes Newell, Jr. died testate on November 7, 2017, Seventh Circuit Court for Davidson County, Tennessee, Docket No. 17P2194, leaving said property to Martha Ann Newell. The said P. H. Newell and P. H. Newell Sr. are one and the same person.

Commonly known as: 1855 Lake Road, Ridgetop, Tennessee 37152

Karen Johnson Davidson County
Batch# 220261 DEEDQC
04/22/2019 01:55:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190422-0036613

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me,
this 17th of April, 2019.

Martha A Newell
Affiant

My Commission Expires: 2/25/20

Judy Callis
Notary Public

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES FEBRUARY 25, 2020

Witness my hand this 17th day of April, 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

Martha A Newell
MARTHA ANN NEWELL, Executrix of the Estate of Paul Haynes Newell, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **MARTHA ANN NEWELL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix of the Estate of Paul Haynes Newell, Jr.,** the within named bargainor, and that she, as such Executrix, executed the foregoing Instrument for the purpose therein contained, by signing as Executrix of the Estate of Paul Haynes Newell, Jr.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17th day of April, 2019.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 2/25/20

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES FEBRUARY 25, 2020

Exhibit 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

8/27/2018

RUSSELL FREEMAN
LEGAL COUNSEL
140 NORTH MAIN STREET
GOODLETTSVILLE, TN 37070

RE: PAUL NEWELL JR
Last Four Of SSN 2987

Dear RUSSELL FREEMAN:

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