Karen Johnson Davidson County
Batch# 247838 DEEDWARR
06/25/2019 08:30:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190625-0061043

This Instrument Prepared By:

Christopher E. Hugan, Atty.
935 E. Trinity Lane
Nashville, Tennessee 37207
615.669.7299

EXECUTOR'S DEED

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers**
John William Dirugeris 4817 Highlander Cove Antioch, Tennessee 37013	John William Dirugeris 4817 Highlander Cove Antioch, Tennessee 37013	Map 163-02 A Parcel 100CO

John Anthony Dirugeris died on December 17, 2018, leaving a will dated July 28, 2016, that was admitted on January 17, 2019, in the Probate Court for Davidson County, Tennessee, Docket No. 18P2127. John William Dirugeris was appointed Executor of the estate and was duly qualified. A copy of the TennCare release is attached as **Exhibit A**, and the Executor, by signing this deed, releases any right the Executor has to recover this real estate if the subsequent insolvency of the estate occurs.

Under the will of John Anthony Dirugeris, **John William Dirugeris, as Executor of the Estate of John Anthony Dirugeris**, sells, transfers, and conveys to **John William Dirugeris**, an unmarried man, the following real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 164 on the plan of Hickory Highlands Place, Section 3, Phase 1, of record as Instrument No. 20031014-0151901, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete and accurate description.
>
> Being the same property conveyed to John Anthony Dirugeris by deed from John W. Dixon Jr. and wife Alice M. Dixon dated October 1, 2012, of record as Instrument No. 20121003-0090381, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4817 Highlander Cove, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD this real estate, with all its appurtenances, to John William Dirugeris, his successors and assigns, forever with full power to sell, lease, transfer, convey or otherwise deal with the real estate. Subject to matters on the aforementioned plan of record, all zoning ordinances, easements of record, building restrictions, or any other matter of public record, including any indebtedness secured by the real estate, I, as Executor only, covenant with the grantee, that I, as the Executor only, am lawfully seized and possessed of the real estate in fee simple, have good right to convey it, and the real estate is otherwise unencumbered.

And I, as Executor only, covenant and bind myself and representatives, to warrant and forever defend the title to the real estate to the grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

This is a deed executed by an executor to implement a testamentary devise and is exempt from transfer tax under Tenn. Code Ann. § 67-4-409 (a)(3)(D).

John William Dirugeris, Executor

JOHN WILLIAM DIRUGERIS, EXECUTOR OF THE ESTATE OF JOHN ANTHONY DIRUGERIS.

CHRISTOPHER E. HUGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Christopher E. Hugan, a Notary Public in and **FOR THE STATE AND COUNTY, JOHN WILLIAM DIRUGERIS**, who is known to me or who has presented satisfactory proof of his identity, and who acknowledged that he executed the within instrument for the purposes contained.

Witness my hand, at office, this 22 day of June, 2019.

My Commission Expires: 5-7-2023

Christopher E. Hugan
Notary Public

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

3/13/2019

CHRISTOPHER E HUGAN
LEGAL COUNSEL
PO BOX 160362
NASHVILLE, TN 37216

RE: JOHN DIRUGERIS
Last Four Of SSN [redacted]

Dear CHRISTOPHER E HUGAN:

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,

Pamela J. Howard

[redacted]