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

ADDRESS NEW OWNER:
Ina Loraine Webster
205 Rosehill Drive
Goodlettsville, TN 37072

Map/Parcel: 02508000700

SEND TAX BILLS TO: Same

EXECUTOR'S DEED

Sarah Loraine Webster died on November 22, 2018, leaving a Last Will and Testament dated June 7, 2005. The Last Will and Testament was admitted to probate on February 14, 2019 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 19P173. Gary Webster was appointed Executor and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Sarah Loraine Webster, Gary Webster, as Executor, sells, transfers and conveys to Ina Loraine Webster, the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 91, on the Plan of Ranchwood Estates, of record in Book 2900, page 125, Register's Office for said County.
>
> Said Lot No. 91 fronts 175 feet on the northerly side of Rosehill Drive and runs back between lines measuring 277.5 feet on the easterly line and 278.5 feet on the westerly line to a dead line in the rear, on which it measures 124.5 feet.
>
> Being the same property conveyed to William O. Webster, Jr. and wife, Sarah Loraine Webster, by deed from Lawrence Newman Cotter & wife, Marilyn Brennan Cotter, of record in Book 3853 page 499, Register's Office for Davidson County, Tennessee. The said William O. Webster, Jr. died on July 2, 2002, leaving Sarah Loraine Webster as surviving tenant by the entirety. The said Sarah Loraine Webster died testate on November 22, 2018, leaving said property to Ina Loraine Webster.

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~~ $10,000.00.

Subscribed and sworn to before me, this 26th of July, 2019.

Ina V Webster
Affiant

My Commission Expires: 5-9-2023

Patricia B Eidson
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC PATRICIA B EIDSON

Karen Johnson Davidson County
Batch# 263643 DEEDWARR
07/29/2019 03:23:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190729-0074576

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

GARY WEBSTER, Executor of the Estate of Sarah Loraine Webster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia B. Eidson, a Notary Public in and for said County and State, **GARY WEBSTER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executor of the Estate of Sarah Loraine Webster,** the within named bargainor, and that he, as such Executor, executed the foregoing Instrument for the purpose therein contained, by signing as Executor of the Sarah Loraine Webster.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of July, 2019.

NOTARY PUBLIC

My Commission Expires 5/8/2023

STATE OF TENNESSEE NOTARY PUBLIC PATRICIA B EIDSON COUNTY OF DAVIDSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

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

7/16/2019

RUSSELL FREEMAN
LEGAL COUNSEL
885 CONFERENCE DR P.O. BOX 527
GOODLETTSVILLE, TN 37070

RE: SARAH WEBSTER
Last Four Of SSN 9241

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