Karen Johnson Davidson County
Batch# 302681 DEEDQC
10/18/2019 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191018-0106931

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Name & Address of New Owners:
Debbie Darlene Baseman
Michael Douglas Goodwin
1599 Old Lebanon Dirt Rd.
Mt. Juliet, TN 37122

Send Tax Bill to:
Michael Douglas Goodwin
1599 Old Lebanon Dirt Rd.
Mt. Juliet, TN 37122

Map: 95.10 Group: Parcel: 53

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

ADMINISTRATOR'S QUITCLAIM DEED

Bobby Dean Goodwin died on January 18, 20018, intestate. Michael Douglas Goodwin was appointed Administrator of the Estate on November 7, 2018, by the Probate Court for Davidson County, Tennessee, case # 18P-1778. The Administrator is duly qualified. All debts of the Decedent have been paid. A release from the Bureau of TennCare is attached hereto as an exhibit. The Administrator, by signing this Deed, releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the probate laws of the state of Tennessee and the Estate of Bobby Dean Goodwin, Michael Douglas Goodwin, Administrator of the Estate, quitclaims unto **Debbie Darlene Baseman and Michael Douglas Goodwin**, their heirs and assigns forever, all right title and interest in and to the following tract of land, situate and lying in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 153 on the Plan of Elm Hill Acres, Section No. 2, as of record in Book 2331, Page 68, Register's Office for said County.
>
> Said Lot No. 153 fronts 75 feet on the westerly side of Wanda Drive and runs back 245.2 feet on the northerly line and 264 feet on the southerly line to a dead line, measuring 89.8 feet thereon.
>
> Being the same property conveyed to Bobby Dean Goodwin and wife, Myrtle R. Goodwin by deed dated May 28, 1965 from Philip N. Brownstein of Washington D.C. as Federal Housing Commissioner of record in Book 3907, Page 845, Register's Office for Davidson County, Tennessee. Myrtle Ruth Goodwin predeceased Bobby Dean Goodwin on November 22, 2013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 3 day of ~~June~~ July 2019.

Michael Douglas Goodwin, Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Michael Douglas Goodwin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day ~~June~~ July 2019.

NOTARY PUBLIC

My Commission Expires: 9-8-20

SHARON ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

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

AFFIANT

Subscribed and sworn to before me this 3rd day of ~~June~~ July 2019.

NOTARY PUBLIC

My Commission Expires: 9-8-20

SHARON ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FILE COPY

FILED
2019 FEB -8 AM 9:29
RICHARD R. ROOKER, CLERK
D.C.

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

1/29/2019

ROBERT LEE
REPRESENTATIVE
109 E. GAY STREET
LEBANON, TN 37087

RE: BOBBY GOODWIN
Last Four Of SSN 5099

Dear ROBERT LEE:

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,

Daniela J. Howard

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2.4.20