Karen Johnson Davidson County
Batch# 356093 DEEDQC
02/10/2020 02:22:54 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200210-0015133

THIS INSTRUMENT PREPARED BY:
Chase A. Moore, Attorney at Law
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

Lauren Sunday
AFFIANT

Subscribed and sworn to before me, this 7th day of November, 2019.

NOTARY PUBLIC

My commission Expires: 2 / 15 / 2027

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Lisa D. Genson, J. Ryan Genson and Lauren R. Sunday	Lauren Sunday	061 02 0 067.00
651 Stanvid Drive, Nashville, TN 37216	20 Two Gait Ln. Simpsonville, SC 29680	

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **LAUREN SUNDAY**, Executrix for the **Estate of SARAH RACHEL DEMONBREUN**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of SARAH RACHEL DEMONBREUN**, was probated in the Probate Court of Davidson County, Docket No. 19P-23 on JANUARY 7, 2019. **LAUREN SUNDAY** was named Executrix for the **Estate of SARAH RACHEL DEMONBREUN**. (See attached Letters Testamentary and Bureau of Tenncare Release). For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **LAUREN SUNDAY**, Executrix for the **Estate of SARAH RACHEL DEMONBREUN**, has bargained and sold and hereby [convey,] remise, release and forever quitclaims to **LISA D. GENSON, J. RYAN GENSON** and **LAUREN R. SUNDAY**, individually as a single person, and all of her heirs and assigns, such of her right, title and

interest in and to a certain parcel of land in Davidson County, Tennessee, as will create an estate in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being lot No. 315 on the Plan of Gra-Mar Acres, Section II, as of record in Book 2663, page 113, Register's Office for said County.

Said Lot 315 fronts 110 feet on the northerly side of Stanvid Drive and extends back 359.2 feet on the westerly line and 370.1 feet on the easterly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed by warranty deed to Clarence A. Demonbreun, Jr. and wife, Rachel A. Demonbreun, their heirs and assigns, of record in Book 2956, Page 619, in the Davidson County Register of Deeds.

This improved property known as 651 Stanvid Drive, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 7th day of November, 2019.

Lauren Sunday
LAUREN SUNDAY, Executrix

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lauren Sunday**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Greenwood, South Carolina this 7th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 2-15-2027

LINDA TYNDALL NOTARY PUBLIC MY COMM. EXP. 2-15-2027 SOUTH CAROLINA

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **LAUREN SUNDAY** DOCKET NO: **19P102**

*It appearing to the Court that **SARAH RACHEL DEMONBREUN** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **LAUREN SUNDAY**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **February 13th, 2019**.*

RICHARD R. ROOKER, Clerk

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **LAUREN SUNDAY** as **Executrix** of the estate of **SARAH RACHEL DEMONBREUN**, deceased, and I do further certify that **LAUREN SUNDAY** is still acting **Executrix** of the estate of **SARAH RACHEL DEMONBREUN** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 13th day of February, 2019.

RICHARD R. ROOKER, Clerk

Copy

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

FILED
2019 MAY -7 PM 12:17
RICHARD R. ROOKER, CLERK
119102 D.C.

Bill Haslam
Governor

Larry B. Martin
Commissioner

3/11/2019

CHASE MOORE, ESQ.
LEGAL COUNSEL
4205 GALLATIN RD.
NASHVILLE, TN 37216

RE: SARAH DEMONBREUN
Last Four Of SSN [redacted]

Dear CHASE MOORE, ESQ.:

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