This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 378271 DEEDWARR
03/26/2020 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200326-0033123

New Owner:	Send Tax Bill:	Map/Parcel
Kimberly A. Meyer 10464 Rocky Point Road Lyles, TN 37098 & David A. Austell 1526 Murfreesboro Road Lebanon, TN 37090	Same	Map 142-11 / Parcel 25

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][D]).

Kimberly A Meyer
AFFIANT

Sworn to and subscribed before me this 18th day of March 2020.

Notary Public

My Commission Expires: 3/16/2022

BRIAN HARLIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
(Notary Stamp)

EXECUTOR'S DEED

James H. Austell died on August 6, 2019, leaving a will dated October 18, 1995. The will was admitted to probate on October 31, 2019 in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 19P1794. Kimberly A, Meyer and David A. Austell were appointed executors and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The executors by signing this Deed release any right the executors have to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of James A. Austell, **Kimberly A. Meyer** and **David A. Austell**, (executors/grantors), sells, transfer and conveys to **Kimberly A. Meyer** and **David A. Austell**, (beneficiaries under the will/grantees), the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Valley West, Section 5, Davidson County of record in Book 4175, page 64, Register's Office for said

County, to which reference is here made to said plan for a more complete and accurate description thereof.

Being the same property conveyed to James H. Austell and wife, Violet B. Austell by deed from Rena P. Smith, of record in Book 6329, page 760, Register's Office for Davidson County, Tennessee. Both the said James H. Austell and Violet B. Austell having since died.

This is improved property known as 7154 Birch Bark Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Kimberly A. Meyer and David A. Austell, their successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, we, as executors only, do covenant with the said grantee, that we, as the executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered. And we, as executors only, do further covenant and bind ourselves and representatives, to warrant and forever defend the title to said land to the said grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Estate of James H. Austell

By: _____
Kimberly A. Meyer, *Executor*

By: _____
David A. Austell, *Executor*

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly A. Meyer and David A. Austell whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at SunTrust Bank, this 19th day of March, 2020.

_____
NOTARY PUBLIC
My Commission Expires: 03/16/2022

BRIAN HARLIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Division of TennCare

STATE OF TENNESSEE
DIVISION OF TENNCARE
310 GREAT CIRCLE ROAD, 4th FLOOR
NASHVILLE, TENNESSEE 37243
Phone# 866-389-8444 / Fax# 615-413-1941

1/10/2020

RYAN KNIGHT
LEGAL COUNSEL
751 COOL SPRINGS BLVD STE 106
FRANKLIN, TN 37067

RE: JAMES AUSTELL
Last Four Of SSN 8364

Dear RYAN KNIGHT:

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,

Tangela J. Howard

Tangela Howard
Supervisor

CERTIFICATION

I, Ryan Knight, 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.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Kailyn Weiss, a notary public for this county and state, Ryan Knight, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7/27/2020

KAILYN N. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-27-2020