Karen Johnson Davidson County
Batch# 437372 DEEDQC
07/14/2020 11:47:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200714-0076890

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(4)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is zero ($0.00) dollars.

x Nathan Daniels
Affiant

Subscribed and sworn to before me on this 8th day of July, 2020.

A. Scott Hubbard
Notary Public
Commission Expires: 11-23-2020

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This instrument was prepared by:

A. Scott Hubbard
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owner	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Nathan Wayne Daniels 5817 Couch Drive Nashville, Tennessee 37209	NEW OWNER	Map 091-06, Parcel 142.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Nathan Wayne Daniels, the sole heir at law of Harold Wayne Daniels**, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the express purpose of vesting title to inherited property in my name as the sole heir at law of Harold Wayne Daniels, deceased, hereby convey, remise, release and forever quitclaim unto **Nathan Wayne Daniels,** his heirs and assigns, all right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

Land in Davidson County, Tennessee, being Lot No. 56, West Park Addition, of record in Book 2330, Page 39, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Harold James Daniels and wife, Dorothy J. Daniels by Deed from Oliver Dorris and wife, Ruth B. Dorris, of record in Book 3642, Page 233, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Harold Wayne Daniels by Quitclaim Deed from Dorothy J. Daniels, a/k/a Dorothy Thompson, of record in Instrument No. 20090129-0007800, Register's Office for Davidson County, Tennessee (Harold James Daniels died on November 27, 1978, predeceasing his wife, Dorothy J. Daniels). Harold Wayne Daniels died on March 9, 2020, without leaving a Last Will and Testament.

Pursuant to Affidavits of Heirship filed of record in Instrument No. 20200714-0076887, and Instrument No. 20200714-0076888, and Instrument No. 20200714-0076889, in the Register's Office for Davidson County, Tennessee, Harold Wayne Daniels was survived by his only child and sole heir at law, Nathan Wayne Daniels. A Tenncare claim release letter for Harold Wayne Daniels is also attached to this instrument as Exhibit A.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

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

This instrument has been prepared based on the representations of the parties herein and without the benefit of a title search.

This is improved property located at 5817 Couch Drive, Nashville, Tennessee 37209.

WITNESS MY HAND this 6th day of July, 2020.

x Nathan Wayne Daniels
Nathan Wayne Daniels

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan Wayne Daniels, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 6 day of July, 2020.

My Commission Expires: 11-23-2020

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

TN 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

5/12/2020

A. SCOTT HUBBARD
LEGAL COUNSEL
1804 WILLIAMSON CT STE 201
BRENTWOOD, TN 37027

RE: HAROLD DANIELS
Last Four Of SSN 2284

Dear A. SCOTT HUBBARD:

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