This instrument prepared by:
Thomas N. Jones & Associates
By: Thomas N. Jones, Attorney
339 Main Street, Suite 100
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 473587 DEEDWARR
09/10/2020 03:05:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20200910-0103441

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Suzanne Vega Shelby Delgado 1170 Brookwood Drive Franklin, TN 37064	SAME	16800015900

This instrument was prepared by information provided by the parties with no title examination being made and the parties hereto hold Thomas N. Jones, Attorney, harmless from any and all liability in connection herewith.

ADMINISTRATOR'S DEED

Billy Rivers, Decedent died on the 19th day of January, 2020, leaving as his heirs at law at the time of his death his two daughters, Suzanne Vega and Shelby Delgado. An Order of Probate was entered in the Probate Division of the Chancery Court for Williamson County, Tennessee, Docket No. P-10930 on March 24, 2020, (See Exhibit A as to Order of Probate). The Order to Probate named Suzanne Vega as the Administrator of the Estate, (See Exhibit B, Letter of Administration). In her capacity as Administrator of the said Estate, she hereby conveys and quitclaims all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Beginning at an iron pin on the north right of way of Hester Beasley Road at the southwest Corner of the Mary Baird Johnson Tract of record in Deed Book 5964, Page 669, Register's Office for Davidson County; thence following said right of way, along a curve to the left, having a radius of 782.85 feet, a distance of 307.44 foot to an iron pin; thence leaving said right of way and along a new line, the following 4 calls, North 16 deg. 20' 26" East, 58.26 feet to an iron pin; thence North 43 deg. 38' 32" West 300.21 feet to an iron pin; thence North 15 deg. 39' 21" East, 89.40 feet to an iron pin; thence North 60 deg. 47' 03" East, 98.52 feet to an iron pin; thence South 74 deg. 20' 39" East, 81.62 feet to an iron pin; thence South 80 deg. 30' 12" East, 463.29 feet to a marked 24" black oak; thence South 78 deg. 02' 41" East, 154.33 feet to a 24" marked beech tree; thence South 27 deg. 36' 18" West, 101 .40 feet to an iron pin; thence South 48 deg. 36' 40" West, 156.43 feet to an iron pin; thence South 42 deg. 33' 1 O" West, 7 4.81 feet

to a 6" sugar maple; thence South 38 deg. 12' 16" West, 95.50 feet to a 20" Hickory; thence South 32 deg. 45' 44" West, 112.89 feet to the point of beginning and containing 5.36 acres, more or less.

Being the same property conveyed to Billy Rivers, unmarried, by Warranty Deed from Wayne Hilton, Sr., dated May 18, 2015, recorded May 20, 2015 of record in Instrument No. 20150520-0046741, in the Register's Office for Davidson County, Tennessee. The said Billy Rivers became deceased on January 19, 2020 (see attached death certificate).

This is unimproved property located at 0 Hester Beasley Road, Nashville Tennessee.

The Administrator by signing this Deed, releases, remises forever, and quitclaims unto the heirs at law of Billy Rivers, Decedent, Suzanne Vega and Shelby Delgado, as tenants in common, all the right, title and interest of the Decedent and the Decedent's Estate in and to the above described property. The Administrator further states that all debts of the Estate have been paid, a TennCare Release has been filed with the Court, (copy attached hereto), and that the estate is solvent.

The conveyance is made subject to all matters of public record.

Witness my hand this 3rd day of September, 2020.

ESTATE OF BILLY RIVERS

By: Suzanne Vega
Suzanne Vega, Administrator

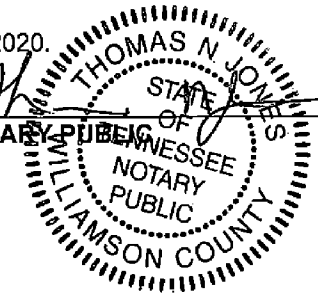
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Suzanne Vega, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named Administrator of the Estate of the Decedent and as such Administrator executed the foregoing instrument for the purpose therein contained.

Witness my hand this 3rd day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 6-10-23



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Shelby Delgado
AFFIANT

Sworn and subscribed before me this 3rd day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 6-10-23



IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE
AT FRANKLIN

2020 MAR 20 AM 11:23

IN RE:	)	FILED FOR ENTRY 3/24/20
THE ESTATE OF	)	
BILLY RIVERS	)	
	)	No. P-10830
SUZANNE VEGA	)	
PETITIONER	)	

ORDER OF PROBATE FOR INTESTATE ADMINISTRATION

Based on an examination of the Petition, the sworn affidavits of the heirs at law and the sworn testimony of the Petitioner the Court finds as follows:

A. That the decedent departed this life on the 19th day of January, 2020, in Franklin, Williamson County, Tennessee, at the age of Seventy-Seven (77) years, whose residence at the time of death was 1170 Brookwood Avenue, Franklin, Williamson County, Tennessee 37064.

B. That there is no Last Will and Testament left by the Decedent.

C. That Suzanne Vega, the daughter of the Decedent, is a proper person to be named as Administrator under T.C.A. 30-1-106, and that based on affidavit of the residuary beneficiary bond, inventory, and accounting be waived.

D. That the requirement of notice to creditors be issued as required by T.C.A. 30-2-306(f).

E. That the beneficiaries of the Estate are the Decedent's children, Suzanne Vega and Shelby Delgado, both adults.

F. That the Petitioners be granted any other general or specific relief to which the estate may be entitled.

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Based on these findings, the Court ORDERS the following:

1. That after issuing the Oath to the Petitioners, Letters Administration will be issued to Suzanne Vega, as Administrator of the said Estate.

2. That Bond is hereby excused.

3. That the Administrators are waived from filing an inventory and accounting.

4. That the requirement of Notice to Creditors be given.

5. That the Bureau of TennCare will be notified and Petitioners will request a Release pursuant to the Court's requirement and same will be filed with this Honorable Court upon receipt, accordingly.

ENTERED this 24 day of March, 2020.

ELAINE BEELER,
CLERK & MASTER

APPROVED FOR ENTRY:

Thomas N. Jones, BPR #7083
Attorney for Estate
339 Main Street
Franklin, TN 37064
PH (615) 794-0807 / FAX 791-4008
Email: tjones@tnjones.com

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been forwarded via First Class U.S. mail, postage prepaid, to the following this 16 day of March, 2020:

Suzanne Vega
2705 Tallow Trace
Spring Hill, TN 37174

Shelby Delgado
1172 Brookwood Ave.
Franklin, TN 37064

Thomas N. Jones

THOMAS N JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202009100103441

IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE

IN THE MATTER OF THE ESTATE OF
BILLY RIVERS, DECEASED
Resident of Williamson County, Tennessee

NO. P10930

Address:	1170 Brookwood Avenue, Williamson County, Franklin, TN 37064
Date of Death:	January 19, 2020
Administrator:	Suzanne Vega

LETTERS OF ADMINISTRATION

It appearing to the Chancery Court that the above-named Billy Rivers, a deceased person left no will, and the Administrator has taken the required oath and qualified as required by law;

THESE LETTERS ARE THEREFORE ISSUED to the above-named Administrator, Suzanne Vega; being now empowered to enter into and take possession of all property rights and credits of the deceased person, and to administer this estate as required by law.

In witness whereof, I have issued these Letters of Administration, this the 24 day of March, 2020.

ELAINE B. BEELER, CLERK AND MASTER

CERTIFICATE

I, Clerk and Master of this Court, certify that: (i) this is a Court of Record; (ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate; (iii) these Letters are still in full force and effect as of this date; and (iv) these Letters have been recorded in the office of the Clerk and Master for Williamson County, Tennessee.

Witness my hand and seal, this the 24 day of March, 2020.

ELAINE B. BEELER, CLERK AND MASTER

By _____

THE CHANCERY COURT SEAL WILLIAMSON CO.

IN THE PROBATE COURT OF WILLIAMSON COUNTY, TENNESSEE
AT FRANKLIN

IN RE: THE ESTATE OF	)	
BILLY RIVERS	)	
	)	
	)	**No. P-10930**
SUZANNE VEGA,	)	
ADMINISTRATOR	)	
	)	
	)	

NOTICE OF FILING

Comes the Administrator, Suzanne Vega, by and through her Attorney of Record, Thomas N. Jones, and file with the Court the attached Release from the Bureau of TennCare, Third Party Liability Division.

THOMAS N. JONES - BPR #7083
Attorney for Estate
339 Main Street
Franklin, TN 37064
PH (615) 794-0807/FAX (615) 791-4008
Email: tnjones@tnjones.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Notice has been forwarded via First Class U.S. Mail, postage prepaid, to the following:

Suzanne Vega
2705 Tallow Trace
Spring Hill, TN 37174

Shelby Delgado
1172 Brookwood Ave.
Franklin, TN 37064

On this 5th day of May, 2020.

Thomas N. Jones, Attorney

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

4/29/2020

THOMAS JONES
LEGAL COUNSEL
339 MAIN ST
FRANKLIN, TN 37064

RE: BILLY RIVERS
Last Four Of SSN 4451

Dear THOMAS JONES:

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

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH STATE FILE NUMBER 2020 002959

1. Decedent's Legal Name BILLY RIVERS			2. Sex MALE	3. Date of Death 01/18/2020
4. Time of Death (24-hour) 06:51 PM	5a. Age 77	6. Date of Birth 11/06/1942	7. Birthplace WILLIAMSON COUNTY, TN	
8a. Place of Death INPATIENT				
8b. Facility Name WILLIAMSON MEDICAL CENTER		8c. City or Town FRANKLIN		8d. County of Death WILLIAMSON
9. Marital Status WIDOWED	10. Surviving Spouse (name prior to first marriage) PEGGY	11a. Decedent's Usual Occupation SUPERVISOR		11b. Kind of Business/Industry CITY OF FRANKLIN
12. Social Security Number 4451	13a. Residence-State or Foreign Country TENNESSEE	13b. County WILLIAMSON		13c. City or Town FRANKLIN
13d. Street and Number 1170 BROOKWOOD AVE		13e. Inside City Limits? YES	13f. Zip Code 37064	14. Was Decedent ever in US Armed Forces? NO
15. Decedent's Education 8TH GRADE OR LESS	16. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO		17. Decedent's Race WHITE	
18. Father's Name PERCY CLEVELAND RIVERS SR		19. Mother's Name Prior to First Marriage FANNIE GRAY STEPHENS		
20a. Informant's Name SHELBY DELGADO	20b. Relationship to Decedent DAUGHTER	20c. Mailing Address 1172 BROOKWOOD AVE, FRANKLIN, TN 37064		
21a. Method of Disposition BURIAL	21b. Place of Disposition WILLIAMSON MEMORIAL GARDENS		21c. Location FRANKLIN, TN	
22a. Signature of Funeral Director /s/ JAMES ALLISON TAYLOR	22b. License Number 4446	22c. Signature of Embalmer /s/ ROGER BATES		22d. License Number 4218
23a. Name and Address of Funeral Home WILLIAMSON MEMORIAL FUNERAL HOME AND CREMATION SERVICES, 3009 COLUMBIA AVE, FRANKLIN, TN 37064				23b. License Number 615
24. Registrar's Signature /s/ EDWARD G BISHOP III		25. Date Filed 01/21/2020		

26. Certifier
26a. ☒ PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier /s/ CHRISTOPHER LUX	27b. License Number 59063	27c. Date Signed 01/21/2020
27d. Name and Address CHRISTOPHER LUX 4031 CAROUTHERS PKWY, FRANKLIN, TN 37067		

28. Part I. ENTER THE CHAIN OF EVENTS, DISEASES, INJURIES, OR COMPLICATIONS THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
Immediate Cause (Final disease or condition resulting in death)	RESPIRATORY FAILURE	DAYS
Sequentially list conditions, if any, leading to the immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST	CONGESTIVE HEART FAILURE	DAYS
	ATRIAL FIBRILLATION WITH RAPID VENTRICULAR RESPONSE	DAYS
	PNEUMONIA	DAYS

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

RENAL FAILURE, CHRONIC OBSTRUCTIVE PULMONARY DISEASE, CHRONIC KIDNEY DISEASE, HYPERTENSION

29. Was Autopsy Performed?
NO

30. Were Autopsy Findings Available to Complete the Cause of Death?

31. Manner of Death NATURAL	32. Did Tobacco Use Contribute to Death? YES	33. If Female: N/A		
34. If Transportation Injury, Specify (Driver/Passenger, Pedestrian, Other)	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred		34f. Location of Injury	

RDA 1015

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

11845856

/s/ Edward G. Bishop III
Edward G. Bishop III
State Registrar

/s/ Lisa Piercey
Lisa Piercey, MD, MBA, FAAP
Commissioner

1 1 8 4 5 8 5 6

Date Issued: Jan 21 2020

CERTIFICATION OF VITAL RECORD

202009100103441

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

