Karen Johnson Davidson County
Batch# 509470 DEEDQC
11/05/2020 02:56:58 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201105-0130062

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

FOR IDENTIFICATION ONLY:
MAP AND PARCEL NO: 10411035800
PROPERTY ADDRESS: 2117 BERNARD AVENUE, NASHVILLE, TN
DAVIDSON COUNTY ASSESSOR'S OFFICE

QUIT CLAIM FROM: MARY ALICE MORGAN INGRAM, IN HER CAPACITY AS EXECUTRIX OF THE LAST WILL AND TESTAMENT OF BARBARA CUNNINGHAM MORGAN

AND FROM: MARY ALICE MORGAN INGRAM (INDIVIDUALLY)

TO: LAURA ANN MORGAN, WILLIAM DAVID LEO MORGAN, JR., AND JOHN LAURENCE MORGAN

For and in consideration of evidencing the distribution of realty to devisees under a decedent's Will, I, the undersigned, **MARY ALICE MORGAN INGRAM, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF BARBARA CUNNINGHAM MORGAN,** do hereby quit claim unto **LAURA ANN MORGAN, WILLIAM DAVID LEO MORGAN, JR., AND JOHN LAURENCE MORGAN, IN EQUAL SHARES,** their heirs and assigns, in fee simple forever, the following described realty:

The realty herein quit claimed is lying and situated in DAVIDSON County, Tennessee and is described as follows, to-wit:

Being Lot No. 42 on the Map of St. Bernard Place, as of record in Book 161, page 171, Register's Office for said County. Said lot No. 42 fronts 50 feet on the southerly side of St. Bernard Avenue, and runs back 144.66 feet on the easterly line and 144.22 feet on the westerly line to an alley and measures 50 feet thereon.

For information concerning the acquisition of title to this realty by BARBARA CUNNINGHAM MORGAN see the Affidavit of Heirship by Barbara Cunningham Morgan, of record as INSTRUMENT #T20140021608 AFFIDAVITH (20140401-0026677) and the Exectrix's quit claim from Barbara Cunningham Morgan Executrix of the Last Will and Testament of William D. Morgan, of record as INSTRUMENT #T20140046594 DEEDQC (20140701-0057464), IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The said BARBARA CUNNINGHAM MORGAN, a resident of Marshall County, Tennessee, subsequently died testate on DECEMBER 22, 2019. Her Last Will and Testament was admitted to probate in Case Number 59CHI-2020-CV-18981, in the Chancery Court of Marshall County, Tennessee, and is of record in Will Book Y, pages 189-191, in the Office of the Clerk and Master of the Chancery Court of Marshall County, Tennessee. MARY ALICE MORGAN INGRAM, LAURA ANN MORGAN, WILLIAM DAVID LEO MORGAN, JR., AND JOHN

LAURENCE are the residuary beneficiaries of the said Last Will and Testament of Barbara Cunningham Morgan.

BARBARA CUNNINGHAM MORGAN was not indebted to the State of Tennessee, Division of TennCare, as evidenced by a copy of the release attached hereto as Exhibit No. 1.

This quit claim is made subject to the following:

Any easements for highway, road or utility purposes which may affect the realty.

I, MARY ALICE MORGAN INGRAM, IN MY INDIVIDUAL CAPACITY, do hereby quit claim unto LAURA ANN MORGAN, WILLIAM DAVID LEO MORGAN, JR., AND JOHN LAURENCE MORGAN, in equal shares, their heirs and assigns, all my right, title, interest and estate in and to the realty herein described.

This 14th day of September, 2020.

Mary Alice Morgan Ingram

MARY ALICE MORGAN INGRAM,
EXECUTRIX OF THE LAST WILL AND TESTAMENT OF BARBARA CUNNINGHAM MORGAN

Mary Alice Morgan Ingram

MARY ALICE MORGAN INGRAM, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, Patsy S Hanson, a Notary Public in and for the County and State aforesaid, MARY ALICE MORGAN INGRAM, INDIVIDUALLY, AND IN HER CAPACITY AS EXECUTRIX OF THE LAST WILL AND TESTAMENT OF BARBARA CUNNINGHAM MORGAN, 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.

My commission expires: 02/11/2023
Witness my hand, at office, this 14th day of September, 2020.

Patsy S. Hanson
NOTARY PUBLIC (SEAL):

PATSY S. HANSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $0.00 – QUIT CLAIM.

Laura Ann Morgan

Sworn to and subscribed before me, this 14th day of September 2020.

Patsy S. Hanson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/11/2023 (SEAL):

PATSY S. HANSON STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NAME AND ADDRESS OF PROPERTY OWNER & RESPONSIBLE FOR TAXES:

LAURA ANN MORGAN, WILLIAM DAVID LEO MORGAN, JR.
AND JOHN LAURENCE MORGAN

ADDRESS: 2117 Bernard Ave
Nashville TN 37212

18981

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

1/17/2020

MARY ALICE MORGAN INGRAM
REPRESENTATIVE
P O BOX 2666
LEWISBURG, TN 37091

RE: BARBARA ANN MORGAN
Last Four Of SSN 3154

FILED
2020 FEB 11 PM 1:27
MARSHALL COUNTY C&M
KIMBERLEE ALSUP

Dear MARY ALICE MORGAN INGRAM:

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

Exhibit No. 1