Karen Johnson Davidson County
Batch# 573156 DEEDWARR
02/11/2021 11:08:31 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210211-0019773

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

EXECUTOR'S DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Phillip L. Smith		
800 Elliston Street	Same	053-03-0 296.00 &
Old Hickory, TN 37138		044-15-0 15.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars ($0.00).

Affiant Phillip L. Smith

Sworn to and subscribed before me this the 2nd day of February, ~~2020.~~ 2021

Notary Public

My Commission Expires: 9-7-2021

KAREN L. OSMENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

T.C.A. § 67-4-409(a)(3)(D) exempts this transfer from recordation tax.

Sue Robinson Payne died on the 26th day of March, 2020, leaving a Will dated February 9, 2013. The Will was admitted to Probate on the 20th day of May, 2020, in the Probate Court for Davidson County, Tennessee, Docket #20P-741. Phillip L. Smith was appointed Executor and duly qualified. All debts of the Decedent have been paid. A copy of the TennCare Release is attached as Exhibit A to this Deed. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of the Estate. In accordance with the provisions of the Will of Sue Robinson Payne, Executor, hereby sells, transfers and conveys to Phillip L. Smith the

following described real property located in Davidson County, Tennessee.

Tract 1:

A certain tract or parcel of land in Davidson County, Tennessee being described as follows:

BEING Lot No. 241 on the plan of E.I. Dupont DeNemoures & Co. Village of Old Hickory, Section "C" of record in book 1424, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot 241 fronts 57 feet on the westerly margin of Elliston Street and extends back 61 feet on the southerly line and 60.8 feet on the northerly line to a line in the rear measuring 57 feet thereon.

BEING the same property conveyed to Sue R. Payne by deed from Harlan F. Potts and wife Amanda M. Potts of record in book 9830, page 495 in the Register's Office for Davidson County, Tennessee.

This property is also located at 1506 Elliston St., Old Hickory, TN 37138

Tract 2:

Land in Davidson County, Tennessee being Lot #131, Section ("D-1") on the plan of the Village of Old Hickory, of record in book 1835, page 110, Register's Office for Davidson County.

SAID Lot 131 fronts 100.3 feet on the westerly side of Elliston Street and extends back between lines 153.1 feet to a deadline measuring 100.1 feet thereon.

BEING the same property conveyed to Sue Robinson Payne from Kal Helou, Administrator C.T.A. of the Estate of Robert D. Payne of record in book 9372, page 712, in the Register's Office for Davidson County, Tennessee.

Thsi property is also located at 800 Elliston St., Old Hickory, TN 37138

SAID Property is conveyed to subject to such limitations, restrictions, and encumbrances as may effect the premises.

And I, as executor only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

In testimony whereof, the undersigned hereunto set his signature on this 2nd day of February, 2021.

Estate of Sue Robinson Payne

By Phillip L. Smith

PHILLIP L. SMITH, EXECUTOR OF
THE ESTATE OF SUE ROBINSON PAYNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, the within named bargainor, PHILLIP L. SMITH with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 2nd day of February, 2021.

Karen L Osment
NOTARY PUBLIC

My Commission Expires: 9-7-2021

KAREN L. OSMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Bill Haslam
Governor

Larry B. Martin
Commissioner

7/9/2020

KEENE BARTLEY
LEGAL COUNSEL
3310 WEST END AVE STE 46
NASHVILLE, TN 37203

RE: SUE PAYNE
Last Four Of SSN 3778

Dear KEENE BARTLEY:

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,

Jangela J. Howard