PREPARED BY:

Andrew J. Bellm, Esq.
Gullett Sanford
Robinson & Martin PLLC
150 Third Avenue South, Ste. 1700
Nashville, TN 37201
615.244.4994

Karen Johnson Davidson County
Batch# 644073 AFFIDAVITH
05/25/2021 04:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210525-0071069

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Brenda Kay Kennedy, being first duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. This affidavit is given for general purposes, and specifically to confirm the vesting of title in real property commonly known as known as 1503 Eastland Ave, Nashville, TN 37206 (the "Property") described more fully in Exhibit A.

2. I have been personally acquainted with Ben C. Kooch ("Decedent") and Marilyn G. Kooch, and I am familiar with Decedent and the other aforementioned individual's family histories.

3. Decedent died on January 23, 2020, a resident of Davidson County, Tennessee.

4. Upon Decedent's death, Marilyn G. Kooch is the sole owner of the Property by rights of survivorship.

5. The Tennessee Bureau of TennCare has released any interest in recovery from the Decedent estate. The TennCare Release is included as Exhibit B to this Affidavit.

I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

Dated this day, May 14, 2021.

Brenda Kay Kennedy, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Brenda Kay Kennedy, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on May 14th, 2021.

Notary Public

My Commission Expires: 1/24/22

S HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Map/Parcel: 083 05 0 382.00

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6, Block 3 on the plan of T.P. Weakley's Subdivision of Blocks 1 and 3 as of record in plat Book 161, page 105, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ben C. Kooch and wife, Marilyn G. Kooch from The Ben C. Kooch and Marilyn G. Kooch Revocable Living Trust, Ben C. Kooch and Marilyn G. Kooch, Trustees by quitclaim deed of record in Instrument No. 20031107-0163779, Register's Office for Davidson County, Tennessee. Ben C. Kooch having died on January 23, 2020, and Marilyn G. Kooch being sole owner by rights of survivorship.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 1503 Eastland Ave, Nashville, TN 37206.

True Copy Certification

I, Andrew J. Bellm, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm 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: 3-8-22

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

EXHIBIT B

TENNCARE RELEASE

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

6/4/2020

ANDREW BELLM
LEGAL COUNSEL
150 THIRD AVE SOUTH STE 1700
NASHVILLE, TN 37201

RE: BEN KOOCH
Last Four Of SSN 2801

Dear ANDREW BELLM:

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,

Jamella J. Howard