Karen Johnson Davidson County
Batch# 648275 DEEDWARR
06/02/2021 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210602-0074162

This instrument prepared by Daniel L. Wischhof, Attorney
124 Long Hollow Pike, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER
James L. Averitt
4309 Glynda Dr.
Nashville, Tennessee 37216

SEND TAX BILLS TO
Same as new owner

MAP/PARCEL
Map 71-11
Parcel 122.00

EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS: That by a contract for deed of record in Book 10338, Page 77, in the Register's Office for Davidson County, Tennessee, RONALD E. MORRIS covenanted to convey to Tommy Geralds, upon completion of an installment payment regime set out therein, the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the east one-half of Lot No. 59 on the plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for said County.
>
> Said part of Lot No. 59 fronts 50 feet on the northerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Ronald E. Morris, Sr. by Deed in Lieu of Foreclosure from Alvah Burlas, unmarried, of record in Book 9880, page 82, Register's Office for Davidson County, Tennessee.
>
> **This is improved property, known as 303 Marshall Avenue, Nashville, Tennessee.**

AND WHEREAS the interest of Tommy Geralds in said contract was assigned to JAMES L. AVERITT with the written consent of Ronald E. Morris, by instrument of record in Book 11141, Page 964, said Register's Office, and said James L. Averitt complied therewith and completed making the installment payments required thereby, becoming thus entitled to conveyance of the property;

AND WHEREAS prior to executing a Deed, the said Ronald E. Morris, being the same person as Ronald E. Morris, Sr., died, so that the execution and delivery of a deed to Averitt was and is an obligation of his estate. The undersigned Ronald E. Morris, Jr. was duly appointed Executor of the Estate of Ronald E. Morris, Sr., with the issuance of Letters Testamentary, by order of the Chancery Court of Montgomery County, Tennessee, Case MC CH CV PB 09-0000005, and the administration of the Estate in said court remains open such that the authority of Ronald E. Morris Jr. subsists upon the date that he executes this indenture;

NOW, THEN, in consideration of the premises, and specifically for the purpose of complying with the contractual obligation of Ronald E. Morris under the Contract and Assignment set out above, I, **RONALD E. MORRIS, JR., EXECUTOR OF THE ESTATE OF RONALD E. MORRIS, SR.** grant and convey to **JAMES L. AVERITT** the real property described first above, to have and to hold the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever; and I/we do covenant with the said Grantee that I have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against any claim made by, through, or under me as such Executor, but not further or otherwise.

The Tenncare release of Ronald E. Morris, Sr., is attached as Exhibit A.

Witness the signature of the Grantor this date: May 27, 2021

Ronald E. Morris

Ronald E. Morris, Jr.
Executor, Estate of Ronald E. Morris, Sr.

STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally appeared before me, the undersigned Notary Public, the within named **Ronald E. Morris, Jr.**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: May 27, 2021

Carol D. Pulley

Notary Public

My commission expires: 11-20-23

CAROL D. PULLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HOUSTON

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

James R. Averitt

Affiant

Sworn to and subscribed before me this date: 6/1/2021

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

STATE OF TENNESSEE
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

1/12/2009

MICHAEL W. DALE
ATTORNEY
107 NORTH THIRD ST.
CLARKSVILLE, TN 37040

RE: ROANLD E. MORRIS, SR.
5573

Dear MICHAEL W. DALE:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Ron Singh
Manager

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

