Karen Johnson Davidson County
Batch# 675984 DEEDWARR
07/13/2021 02:31:30 PM 5 pgs
Fees: $28.00 Taxes: $175.75
20210713-0094213

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL**
Michael Rawls	Same as Owner	Map 4
4426 Kennys Road		Parcel 006.01
Springfield, Tennessee 37172		

WARRANTY DEED

KNOW ALL BY THESE PRESENTS: That for ten dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, John Martin Yount, by these presents grant and convey to Michael Rawls, the following described real property located in Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, more particularly described as follows:

Lying on the west side of the Nashville and Springfield Pike and beginning at a point at the junction of the Nashville, Springfield and Coopertown Road, thence north 8° west 218 feet to a point in the west margin of the Nashville-Springfield Pike: thence south 80° 15′ west and 53 feet to a point; thence south 67° 30′ east 175.8 feet to a point in the center of the Coopertown Road; thence with the center of the same, south 62° 45′ east 275 feet to the point of beginning.

BEING the same property conveyed to John B. Yount, Jr. and wife Novissia S. Yount by Warranty Deed from Clyde Moss and wife Merlean A. Moss of record in Book 3435, Page 111, said Register's Office. Novissia S. Yount died January 3, 2015, survived by her husband John B. Yount, Jr. John B. Yount, Jr. died May 10, 2015, survived by all four of the children born to him during life, being John Martin Yount, Nancy Ann Yount Joplin, Susan Marie Yount Malmberg, and Joe Standifer Yount. His Will, admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee, Case 15P-1019, devised his entire estate to his wife, Novissia S. Yount, if she survived and made no alternative disposition in the event that she predeceased him. His Tenncare Release is attached as **Exhibit A.**

BEING the same property conveyed to Susan Marie Yount Malmberg and John Martin Yount by quitclaim deed from Nancy Ann Yount Joplin, John Martin Yount, Susan Marie Yount Malmberg, and Joe Standifer Yount, of record as Instrument 20160216-0014593, Register's Office for Davidson County, Tennessee. Susan Marie Yount Malmberg died on April 22, 2021, unmarried and testate. Her Tenncare release is attached as **Exhibit B**. By her Will, admitted to probate as a muniment of title by the Seventh Circuit Court for Davidson County, Tennessee, Case 21P-904, Susan Marie Yount Malmberg devised her interest in the within property to John Martin Yount.

CONVEYED HEREWITH is an easement for septic lines upon property in Tax Map 4, Parcel 6.00, per Instrument 20090612-0054717, said Register's Office.

This property is not a residence of Grantor, his spouse or any dependent.

This is improved property known as 8400 Coopertown Road, Nashville, Tennessee 37080.

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 and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on dates as indicated.

John Martin Yount

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named John Martin Yount, the bargainor, 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: 6/25/2021.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 47,500.00.

Affiant

Sworn to and subscribed before me this date: 6/25/2021

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022

202107130094213

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

June 15, 2021

Daniel L. Wischhof
124 Long Hollow Pike
Goodlettsville, TN 37072

RE: Yount, Jr., John B. Date of Death: 5/10/2015 SSN: xxx-xx-8566
Our File Number: 35235

Daniel L. Wischhof:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document only releases TennCare's claim against the Decedent's probate estate. It does not release any trust, assets held in trust, or trustees. If you need a release for a trust, you must contact TennCare at 844-629-0941 or e-mail a copy of the Decedent's death certificate to estate.recovery@tn.gov.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

EXHIBIT A

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

June 15, 2021

Daniel L. Wischhof
124 Long Hollow Pike
Goodlettsville, TN 37072

RE: Malmberg, Susan Yount Date of Death: 4/22/2021 SSN: xxx-xx-0317
Our File Number: 35237

Daniel L. Wischhof:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document only releases TennCare's claim against the Decedent's probate estate. It does not release any trust, assets held in trust, or trustees. If you need a release for a trust, you must contact TennCare at 844-629-0941 or e-mail a copy of the Decedent's death certificate to estate.recovery@tn.gov.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

EXHIBIT B

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.

Savannah C. Richardson

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.

Daniel L. Wischhof

My commission expires 7/9/2022.

