Karen Johnson Davidson County
Batch# 686716 DEEDQC
07/30/2021 08:32:01 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210730-0102491

This Instrument Prepared by:
Kayla Horvath, Attorney At Law
Kane and Crowell, PLLC
133 S. College St.
Lebanon, TN 37087

Space for Recorder's Stamp

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KAYLA M. HORVATH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXCUTRIX'S DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Tina F. Dutton 360 Quarry Road Mount Juliet, TN 37122	Tina F. Dutton 360 Quarry Road Mount Juliet, TN 37122	086 02 005.00

KNOW ALL MEN BY THESE PRESENTS that **James L. Hudgins** died on October 9, 2020, leaving a Last Will & Testament dated July 18, 2019. The Will was admitted to probate on January 27, 2021 in the Probate Court for Davidson County, Tennessee, Docket No. 20P2087. **Tina F. Dutton** was duly appointed as Executrix, a copy of her Letters of Testamentary of the Estate of James L. Hudgins, being attached hereto as *Exhibit A*. All debts of Decedent have been paid. A copy of the TennCare Release is attached hereto as *Exhibit B*. The Executrix, by signing this Deed, releases any right the Executrix has to receive this property in the event of the subsequent insolvency of this Estate.

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of James L. Hudgins, **Tina F. Dutton,** the Executrix, has bargained and sold and hereby conveys, remises, releases and forever transfers unto, **Tina F. Dutton and Gina R. Swindle,** in equal shares, as tenants in common, their heirs and assigns, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 134 on the Plan of Dodson Heights of record in Book 2900, Page 113, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James L. Hudgins and wife, Brenda F. Hudgins by deed from Charles E. Gann and wife, Bobbie J. Gann, dated February 18, 1987, of record in Deed Book 7144, page 166-168, Register's Office for Davidson County, Tennessee. James L. Hudgins passed away on October 9, 2020 and Brenda F. Hudgins passed away on December 28, 2014.

This description is the same as in the prior deed.

This conveyance is subject to restrictions of record in Book 3130, Page 623, and as amended in Book 3161, Page 279, said Register's Office.

This conveyance is subject to public utilities easement and building setback line of record in Book 2900, Page 113, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **6016 Baltic Drive, Hermitage, TN 37076.**

Witness by my hand this 23rd day of July, 2021

Tina F Dutton

TINA F. DUTTON, Executrix
for the Estate of James L. Hudgins

STATE OF TN)
COUNTY OF Wilson)

On the 23rd day of July, 2021, personally appeared before me, **TINA F. DUTTON,** Executrix of the Estate of James L. Hudgins, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that she executed the same by her own free act and deed.

Witness by my hand and official seal

MARYAM MIKHAIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES APRIL 26, 2025

NOTARY PUBLIC

My Commission Expires: April 26, 2025

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The actual consideration or value, whichever is greater, for this transfer is $ -0-
(Distribution to a Beneficiary)

Tina F Dutton

TINA F. DUTTON, Affiant

STATE OF TN)
COUNTY OF Wilson)

Sworn to and subscribed before me this 23rd day of July, 2021.

NOTARY PUBLIC

My Commission Expires: April 26, 2025

MARYAM MIKHAIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES APRIL 26, 2025

EXHIBIT A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **TINA F. DUTTON** DOCKET NO: **20P2087**

*It appearing to the Court that **JAMES L. HUDGINS** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **TINA F. DUTTON**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **February 4th, 2021**.*

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **TINA F. DUTTON** as **Executor** of the estate of **JAMES L. HUDGINS**, deceased, and I do further certify that **TINA F. DUTTON** is still acting **Executor** of the estate of **JAMES L. HUDGINS** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 4 day of February, 2021

RICHARD R. ROOKER, Clerk

D.C.

EXHIBIT B

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

March 8, 2021

Tina F. Dutton
360 Quarry Road
Mount Juliet, TN 37122

RE: Hudgins, James Lee Date of Death: 10/9/2020 SSN: xxx-xx-3239
Our File Number: 22516

Tina F. Dutton:

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 or payoff for a trust, please send a copy of the Decedent's death certificate to estate.recovery@tn.gov.

Sincerely,

TennCare RFR Processing Unit

Cc: tinaknight7@gmail.com