NEW OWNER :
Joseph Anthony McNamee
55 Weeping Elm Road
Mount Juliet, TN 37122

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 705446 DEEDQC
08/26/2021 11:59:53 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210826-0115416

SEND TAX BILLS TO:
SAME

Map 075 Group__ Parcel 008.00

THIS INSTRUMENT PREPARED BY:
Kayla M. Horvath, Attorney At Law
133 S. College Street
Lebanon TN 37087

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.

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Clara Ann McNamee** died on June 5, 2019 leaving a Last Will & Testament dated August 14, 1998 and a Codicil to the Last Will & Testament dated October 16, 2015. The Will and Codicil thereto were admitted to probate on February 17, 2021 in the Probate Court for Davidson County, Tennessee, Docket No. 21P198. **Joseph Anthony McNamee** was duly appointed as Executor, a copy of his Letters of Testamentary of the Estate of Clara Ann McNamee, 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 Executor, by signing this Deed, releases any right the Executor 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 Clara Ann McNamee, **Joseph Anthony McNamee**, the Executor, does

hereby convey, remise, release, subject to and expressly reserving a life estate for Charles Phillip McNamee's life so long as he might live, unto, **Joseph Anthony McNamee a one-fourth (1/4) interest, Charles Phillip McNamee a one-fourth (1/4) interest, Thomas Michael McNamee a one-fourth (1/4) interest, and John Edward McNamee a one-fourth (1/4) interest**, 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, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Hermitage Estates, of record in Book 3300, page 70 and 71, register's office for said County as follows:

Said Lot No. 242 fronts 75 feet on the northerly side of Gullett Drive and runs back between parallel lines 135 feet to a dead line.

BEING the same property conveyed to Joseph E. McNamee and wife, Clara Ann McNamee, by Warranty Deed from M.T. Melvin and wife, Mary T. Melvin, dated July 21, 2966, of Record in Deed Book 439, page 438 Register's Office for Davidson County, Tennessee. Joseph E. McNamee died on August 8, 1992 Clara Ann McNamee died on June 5, 2019.

This property description is the same as in the prior deed.

This conveyance is made 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 **8490 Gullett Road, Hermitage, TN 37076.**

WITNESS MY SIGNATURE hereto this 28th day of July, 2021.

JOSEPH ANTHONY McNAMEE, Executor
for the Estate of Clara Ann McNamee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOSEPH ANTHONY McNAMEE**, Executor of the Estate of Clara Ann McNamee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of July, 2021.

NOTARY PUBLIC

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

My Commission expires: April 26, 2025

****

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

AFFIANT

Sworn to and subscribed to before me this 28th day of July, 2021.

My commission expires: April 26, 2025

NOTARY PUBLIC

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

COPY

EFILED 02/22/21 03:03 PM CASE NO. 21P198 Richard R. Rooker, Clerk

EXHIBIT
A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JOSEPH ANTHONY MCNAMEE** DOCKET NO: **21P198**

It appearing to the Court that ***CLARA ANN MCNAMEE*** *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 ***JOSEPH ANTHONY MCNAMEE****, 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 22nd, 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 **JOSEPH ANTHONY MCNAMEE** as **Executor** of the estate of **CLARA ANN MCNAMEE**, deceased, and I do further certify that **JOSEPH ANTHONY MCNAMEE** is still acting **Executor** of the estate of **CLARA ANN MCNAMEE** 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 _____ day of _____, 20___.

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

February 23, 2021

Joseph McNamee
55 Weeping Elm Road
Mount Juliet, TN 37122

RE: McNamee, Clara Ann Date of Death: 6/5/2019 SSN: xxx-xx-3394
Our File Number: 23758

Joseph McNamee:

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