Karen Johnson Davidson County
Batch# 714782 DEEDQC
09/13/2021 12:15:04 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210913-0122273

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, BPR 4647
ATTORNEY AT LAW
1304 Red Oak Drive
Brentwood, TN 37027
Ph: (615) 604-7569

ADDRESS NEW OWNER
DOROTHY SAWYER OXLEY
4878 Adams Road
Dunwoody, GA 30338

SEND TAX BILLS TO:
Same

MAP-PARCEL NOS.
Map 104-15
Parcel 393
2506 Woodlawn Drive.
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF _____)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

Patricia D. Harmon
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF August, 2021.

M LEMOINE
Notary Public - State of Georgia
Cobb County
My Commission Expires Apr 8, 2023

MY COMMISSION EXPIRES:
April 8, 2023

NOTARY PUBLIC

EXECUTOR'S QUITCLAIM DEED

I. RECITALS

1. EVELYN SAWYER LESTER died testate on March 7th day of March, 2018, a resident of Nashville, Davidson County, Tennessee.

2. The Undersigned, PATRICIA DUER HARMON was appointed as Administratrix C. T. A. of said estate by Order of the Probate Court for Davidson County Tennessee under Docket Number 18P-556 on April 12th, 2018. The Decedent's Last Will and Testament dated April 10th, 2010, was admitted to probate on April 12th, 2018 in Will Book/Docket Number 18P-556, Office of the Probate Court for Davidson County, Tennessee.

3. The Decedent owned land in Davidson County, Tennessee more particularly described below and as described in **Book 5003, Page 921**, Register's Office for Davidson County, Tennessee.

4. All debts and claims of the Decedent have been paid. No Tennessee Inheritance Tax

Return was required to be filed. In addition, a TennCare release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability. A copy of the release from the Bureau of TennCare is attached as Ex. "A".

II. CONVEYANCE

Pursuant to Article III of Decedent's Will as above described and as Administratrix C.T.A. of said Last Will, I, PATRICIA DUER HARMON, do hereby bargain, transfer, quitclaim and convey any and all right, title, or interest that I may now, or forever have in and to the following described property to DOROTHY SAWYER OXLEY, a single person, for her life, with remainder to DEBORAH ANN FORTE, a single person, and SHARON KAY POTTS, a single person, said real property being more particularly described as follows:

Land in Davidson County, Tennessee described as follows:

Being the easterly 50 feet of Lot No. 45 on the plan of Bel -air as of record in Book 332, page 6, Register's Office for said County.

Said Lot No. 45 fronts 50 feet on the northerly side of Woodlawn Drive, formerly Belair Avenue, and runs back between parallel lines 192 feet to a deadline. Being the same property conveyed to Harry S. Lester and Wife, Evelyn S. Lester (Evelyn S. Lester and Evelyn Sawyer Lester being one and the same) by Warranty Deed from James A. Thompson, a widower, as of record in Book 5003, page 921, Register's Office for Davidson County, Tennessee, the said Harry S. Lester having predeceased his wife in April of 1996.

This is improved property known as: 2506 Woodlawn Drive, Nashville, TN 37206

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES. The above description is taken from prior deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of August, 2021.

Patricia Duer Harmon

PATRICIA DUER HARMON
ADMINISTRATIX, C.T.A. OF THE ESTATE OF
EVELYN SAWYER LESTER, Deceased

STATE OF Georgia)
COUNTY OF COBB)

PERSONALLY appeared before me, a Notary Public in and for said County and State, PATRICIA DUER HARMON with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to her identity, and who acknowledged that she executed the within instrument (EXECUTOR'S QUITCLAIM DEED) for the purposes therein contained and in her official capacity as ADMINISTRATRIX C.T.A. of the Estate of Evelyn Sawyer Lester, Deceased.

WITNESS my hand, at office, this 17 day of August, 2021.

NOTARY PUBLIC
My commission expires: April 8, 2023

M LEMOINE
Notary Public - State of Georgia
Cobb County
My Commission Expires Apr 8, 2023

NOTE: The above property description was drafted by Counsel from a copy of a prior deed of record.

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

5/29/2018

PATRICIA HARMON
REPRESENTATIVE
2146 LAMPLIGHT DRIVE
MARIETTA, GA 30062

RE: EVELYN LESTER
Last Four Of SSN 2544

Dear PATRICIA HARMON:

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,

Jamela J. Howard

EX. "A"