This Instrument Prepared By:

Donnavon Vasek
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, Tennessee 37087
(615) 549-8909
(615) 656-0067 (facsimile)

Karen Johnson Davidson County
Batch# 730073 DEEDWARR
10/05/2021 08:56:05 AM 14 pgs
Fees: $72.00 Taxes: $0.00
20211005-0133526

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Bertha Staggs 4412 Juneau Dr Nashville, TN 37076	Bertha Staggs 4412 Juneau Dr Nashville, TN 37076	Map: 075-07-0 Parcel: 018.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Jerry Stephen Campbell died on the 18th day of January, 2021, leaving a Last Will & Testament dated February 29, 2012 (Attached as Exhibit A). The Last Will and Testament was admitted to probate on April 28, 2021 in the Seventh Circuit Court for the Twentieth Judicial District, Davidson County, Docket No. 21P432. Greg Dawson was appointed Executor and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release for Jerry Campbell is attached as Exhibit B. The executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Jerry Campbell, the decedent bequeaths, transfers and conveys the real property described below to Greg Dawson and Bertha Staggs, in equal shares, the following described real estate in Davidson County, Tennessee:

> Being Lot No. 44 on the plan of TULIP GROVE, SECTION I, a plat of which is of record in Book 3700, page 106 in the Register's Office of Davison County, Tennessee, reference to which is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to RUTH E. CAMPBELL by deed of record in Book 4160, page 437 in the Register's Office of Davison County, Tennessee.
>
> This is IMPROVED property known as 4412 Juneau Dr, Nashville,

Tennessee 37076.

This transaction shall include any and all improvements and structures on the above described property along with any items that are attached to the property, improvements, or structures, by nails, screws, or other fasteners.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Greg Dawson and Bertha Staggs, their successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Executor only, do covenant with the said grantee, that I, as the executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except by liens of record.

And I, as Executor, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

T.C.A. § 67-4-409(a)(3)(D) exempts this transfer from recordation tax.

STATE OF Alabama
COUNTY OF Jackson

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, Greg Dawson, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Greg Dawson, Individual

WITNESS my hand, this 16th day of June, 2021.

Donna Fredrick
NOTARY PUBLIC

My Commission Expires: 1/22/2022

DONNA FREDRICK
NOTARY PUBLIC
ALABAMA STATE AT LARGE

STATE OF Alabama
COUNTY OF Jackson

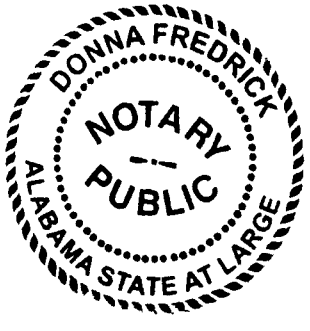
Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, Greg Dawson, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Greg Dawson, Executor

WITNESS my hand, this 16th day of June, 2021.

Donna Fredrick
NOTARY PUBLIC

My Commission Expires: 1/22/2022



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, Bertha Staggs, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

TINA MABRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bertha F. Staggs
Bertha Staggs

WITNESS my hand, this 17th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 07/05/2021

EFILED 05/10/21 01:58 PM CASE NO. 21P432 Richard R. Rooker, Clerk

FILED
MAY 10 2021
RICHARD R. ROOKER Clerk
By Deputy

LAST WILL AND TESTAMENT

OF

JERRY CAMPBELL

I, **JERRY CAMPBELL**, of Nashville, Davidson County, Tennessee, do make, declare and publish this my last will and testament, hereby revoking all former last will and testaments and codicils I have heretofore made.

I. PAYMENT OF DEBTS AND TAXES

I direct that my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Personal Representative as soon as practicable after my death. I further direct that my Personal Representative pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this last will and testament or otherwise, as an expense of administration, without apportionment.

II. DISTRIBUTION OF PROPERTY

I hereby give, devise and bequeath all of my real property (to be sold), personal property (to be sold), intellectual and mixed property as follows: ½ to **Greg**

Jerry D. Campbell
JERRY CAMPBELL

Donoho, Taylor & Taylor
204 Court Street
P.O. Box 179
Hartsville, TN 37074

615-374-3004
Fax: 615-374-2267

SUPPLYJUSTICE.COM
EXHIBIT
A

EFILED 05/10/21 01:58 PM CASE NO. 21P432 Richard R. Rooker, Clerk

Dawson, ½ to **Bertha Staggs**.

If **Greg** predeceases me, his share will pass equally to his wife, **Teresa** and his daughter, **Cheyenne**, *per stirpes*.

If **Cheyenne** is under the age of 18 years at my death, her portion shall be held by the Probate Court until her 18th birthday, at which time, I direct that it be paid directly to her.

If **Bertha** predeceases me, her share will pass equally to her two sons, **Ronnie** and **Donnie**. I direct that **Donnie**'s share shall be held in the Probate Court of Davidson County, Tennessee with said proceeds being administered to him upon **Ronnie's** recommendation that said funds are necessary and appropriate. I further direct that **Ronnie** make an accounting to the Probate Court annually pertaining to **Donnie's** assets. In the event that **Ronnie** predeceases **Donnie**, it would be my desire that **Greg Dawson** replace **Ronnie** and serve in the same capacity. I waive bond on both **Ronnie** and **Greg.**

At my death, my house and personal property are to be sold with the proceeds being equally divided between **Bertha Staggs** and **Greg Dawson**.

The above house is to be vacated within sixty (60) days after my death in order for my Personal Representative to prepare the property for sale.

I have, prior to the making of this Will, arranged for the following accounts to

Donoho, Taylor & Taylor
204 Court Street
P.O. Box 179
Hartsville, TN 37074

615-374-3004
Fax: 615-374-2267

Jerry D. Campbell

JERRY CAMPBELL

EFILED 05/10/21 01:58 PM CASE NO. 21P432 Richard R. Rooker, Clerk

pass to the designated beneficiaries I have named on said accounts: my money, my 401K, my IRA and my Merrill Lynch account.

At my death, I give the vehicle that I am driving to **Bertha Staggs**.

In the event that any of the above beneficiaries should predecease me, their share shall pass to their children, if any, and if no children, then to the remaining named beneficiaries.

III. APPOINTMENT OF PERSONAL REPRESENTATIVE

I hereby appoint **Greg Dawson** to serve as Personal Representative of this my last will and testament. I direct that no bond be required of said Personal Representative for the faithful performance of his duties.

IV. INVENTORY AND FINAL SETTLEMENT

I hereby waive the requirement that an inventory of my estate be filed with the Court.

I hereby waive the requirement that an accounting of the final settlement of my estate be filed with the Court.

V. POWERS OF PERSONAL REPRESENTATIVE AND TRUSTEE

In addition to any powers and other related administrative provisions granted or contained elsewhere in this last will and testament, I authorize my Personal Representative and/or my Trustees, including any substitute or successor personal

Donoho, Taylor & Taylor
204 Court Street
P.O. Box 179
Hartsville, TN 37074

615-374-3004
Fax: 615-374-2267

Jerry S. Campbell
JERRY CAMPBELL

EFILED 05/10/21 01:58 PM CASE NO. 21P432 Richard R. Rooker, Clerk

representative or trustee, in the exercise of a reasonable discretion with respect to all property, real, personal, intellectual, and mixed, at any time forming a part of my estate or any trust hereunder, to exercise any and all the powers set forth in Tennessee Code Annotated § 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers, as set out in said statute on the date of the execution of this last will and testament, are granted, notwithstanding that said statute may be amended hereafter or repealed at the time of my death.

VI. SEVERABILITY

In case any one or more of the provisions contained in this last will and testament or any application thereof shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein and any other application thereof shall not in any way be affected or impaired thereby.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of this and the preceding three (3) typewritten pages, and for the purpose of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 29th day of February, 2012, at Hartsville, Tennessee.

Jerry S. Campbell

JERRY CAMPBELL
Testator

Donoho, Taylor & Taylor
204 Court Street
P.O. Box 179
Hartsville, TN 37074

615-374-3004
Fax: 615-374-2267

EFILED 05/10/21 01:58 PM CASE NO. 21P432 Richard R. Rooker, Clerk

Signed by the said **JERRY CAMPBELL**, the Testator, as and for his last will and testament, in the presence of us, the undersigned, who, at his request and in his sight and presence and in the sight and presence of each other, have signed our names hereto as subscribing witnesses on this 29th day of February, 2012.

Beverly Murray
WITNESS

Paula Burton
WITNESS

Hartsville, TN 37074
ADDRESS

Lafayette, TN 37083
ADDRESS

Donoho, Taylor & Taylor
204 Court Street
P.O. Box 179
Hartsville, TN 37074

615-374-3004
Fax: 615-374-2267

EFILED 05/10/21 01:58 PM CASE NO. 21P432 Richard R. Rooker, Clerk

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF TROUSDALE

We, the undersigned, being first duly sworn, make oath that **JERRY CAMPBELL**, on the day and date written in the foregoing instrument, declared and signified to us that this instrument is his last will and testament; that he signed said instrument in our sight and presence; that we, at his request and in his sight and presence, and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution the Testator was more than eighteen (18) years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more than eighteen (18) years of age, make and sign this Affidavit at the Testator's request on this 29th day of February, 2012.

Beverly Murray
Signature of Witness

Paula Burton
Signature of Witness

Beverly Murray
Print Name

Paula Burton
Print Name

Sworn to and subscribed before me this 29th day of February, 2012.

BETTY LOU TAYLOR NOTARY PUBLIC AT LARGE TROUSDALE COUNTY, TN

NOTARY PUBLIC

My commission expires: 7/29/13

Donoho, Taylor & Taylor
204 Court Street
P.O. Box 179
Hartsville, TN 37074

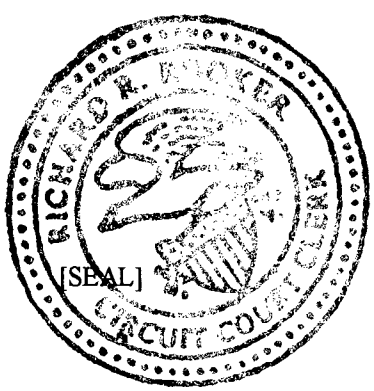
615-374-3004
Fax: 615-374-2267

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 10 day of MAY, 2021, in Docket Number 21P432, IN RE: CAMPBELL, JERRY STEPHEN, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 24 day of JUNE in the year 2021 and in the 244 year of American Independence.

RICHARD R. ROOKER, Clerk,



[SEAL]

By: _____
Deputy Clerk

EFILED 06/25/21 10:14 AM CASE NO. 21P432 Richard R. Rooker, Clerk

IN THE PROBATE COURT FOR GILES COUNTY, TENNESSEE
AT PULAKSI

IN RE:	)	
ESTATE OF	)	
JERRY STEPHEN CAMPBELL,	)	**No. 21P432**
DECEASED.	)	

NOTICE OF FILING

Comes now Donnavon Vasek, of the law firm Vasek and Robbins, PLLC, attorney for the Estate of Jerry Stephen Campbell, and respectfully files the TennCare Release attached hereto as Exhibit A.

Respectfully Submitted,

/s/ Donnavon Vasek
DONNAVON VASEK, BPR No. 034474
Attorney for Estate
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, Tennessee 37087
(615) 549-8909

CERTIFICATE OF SERVICE

I hereby certify that I have mailed a true exact copy of the foregoing Petition by United States Mail, with sufficient postage, on this the 25th day of June, 2021, to the following interested parties:

Greg Dawson
1414 Regency Blvd. SE
Decater, AL 35601

Bertha Staggs
4412 Juneau Drive
Nashville, TN 37076

/s/ Donnavon Vasek
DONNAVON VASEK

SUPPLYJUSTICE.COM
EXHIBIT
B

EFILED 06/25/21 10:14 AM CASE NO 21P432 Richard R. Rooker, Clerk

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 24, 2021

Donnavon Vasek
103 West Main Street
Lebanon, TN 37090

RE: Campbell, Jerry Stephen Date of Death: 1/18/2021 SSN: xxx-xx-7512
Our File Number: 36212

Donnavon Vasek:

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

No Ben 2020-1
Exhibit A