This Instrument Prepared by:
MARTIN A. KOOPERMAN
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

Karen Johnson Davidson County
Batch# 731163 DEEDQC
10/06/2021 03:27:40 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211006-0134581

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE CO-EXECUTORS OF THE ESTATE OF CLIFTON SAWYERS, JR.

ADDRESS OF NEW OWNER:
MAP & PARCEL NO.
Wanda F. Burns, et al
2307 Hammond Drive
Nashville, TN 37208

SEND TAX BILLS TO:
Same

Map 59-10
Parcel 73

Clifton Sawyers, Jr. died on February 2, 2021 with a Will that was admitted to probate on April 21st, 2021, under Docket number 21P-606 wherein Wanda F. Burns and Marilyn Franklin were named as the Co-Executors of the Estate of Clifton Sawyers, Jr. The Co-Executors are duly qualified. All debts of the Decedent have been paid. The inheritance tax clearance has been received, being File No. 28587, a copy of which is attached as Exhibit A. The Co-Executors, by signing this Quit Claim Deed, release any right the Co-Executors have to recover this property in the event of the subsequent insolvency of this Estate. Wanda F. Burns and Marilyn Franklin, as the Co-Executors of the Estate of Clifton Sawyers, Jr., hereby quitclaim to Wanda F. Burns, Marilyn D. Franklin,

Yvonne Abernathy, Renay James, Keith O'Dell Sawyers and Byron Sawyers all right, title and interest in the Following described land in Davidson County, Tennessee :

LAND in Davidson County, Tennessee, being Lot No. 295 on the Map of Haynes Manor Section 2, as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the southerly margin of Rowan Drive at the beginning of a curve at the intersection of Rowan Drive and Bontemps Drive; thence southerly 71.21 feet to a concrete monument; thence easterly 110.0 feet to a concrete monument; thence southeasterly 15.65 feet to the southeast corner of said lot; thence northerly 128.7 feet to the northeast corner of said lot; thence westerly 80.0 feet along Rowan Drive to the beginning.

BEING the same property conveyed to Clifton Sawyers, Jr. and Linda C. Sawyers by quitclaim deed from Martin A. Kooperman, Trustee of record in Instrument Number 20081027-0107033 Register's Office for Davidson County, Tennessee. The said Linda C. Sawyers having previously died on August 30, 2019.

This is improved property known as 737 Rowan Drive, Nashville, Tennessee 37207.

WITNESS our hands this 4th day of October, 2021.

Wanda F. Burns

WANDA F. BURNS, Co-Executor of the Estate of CLIFTON SAWYERS, Jr.

MARILYN FRANKLIN, Co-Executor of the Estate of CLIFTON SAWYERS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Co-Administrator, **WANDA F. Burns,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she is one of the two Co-Executors of the Estate of Clifton Sawyers, Jr., and that as such Co-Executors, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 3-10-23

MARTIN A. KOPPELMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Co-Administrator, **MARILYN FRANKLIN,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he is one of the two Co-Executors of the Estate of Noreen S. Daniell, and that as such Co-Executors, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 2021.

Martin A. Kooperman

NOTARY PUBLIC
My Commission Expires: 3/7/23

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $10.

Wanda F. Burns

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of October, 2021.

Martin A. Kooperman

NOTARY PUBLIC
My Commission Expires: 3/7/23

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

April 9, 2021

Martin A. Kooperman
603 Woodland Street
Nashville, TN 37206

RE: Sawyers, Clifton Date of Death: 2/2/2021 SSN: [redacted]
Our File Number: 28587

Martin A. Kooperman:

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