THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Ste 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 747835 DEEDQC
11/02/2021 11:38:37 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20211102-0146541

This Quitclaim Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$0.00

Courteney Cullen Beasley, Executrix of the Estate of LeeAnn Cullen

Subscribed and sworn to before me this 30 day of September 2021.

NOTARY PUBLIC
My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

EXECUTOR'S DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Olov Patrik Meijer & Courteney Beasley, Trustee LeeAnn Cullen Revocable Trust 1900 Omohundro Court Nashville, TN 37210	New Owner	095-05-0-042.00

WHEREAS, LeeAnn Cullen (the "Decedent") died on April 15, 2021, with a Last Will and Testament dated November 12, 2020 (the "Will").

WHEREAS, on August 5, 2021, the Will was admitted to probate under Docket Number 21P1265 in the Circuit Court for Davidson County, Tennessee. By entry of the same Order, Courteney Cullen Beasley was appointed Executrix of the Estate of LeeAnn Cullen.

WHEREAS, at the time of the Decedent's passing, Decedent owned a one-half undivided interest in 1900 Omohundro Court, Nashville, TN 37210 (hereinafter "Property" with Olov Patrik Meijer (hereinafter "Mr. Meijer") as a tenant-in-common.

WHEREAS, pursuant to Decedent's Will, Decedent's one-half (1/2) interest in real property located at 1900 Omohundro Court, Nashville, TN 37210 was bequeathed to the Courteney Cullen Beasley, Trustee of the LeeAnn Cullen Revocable Trust.

WHEREAS, at the time of the Decedent's death she was not a recipient of TennCare. A release from the Bureau of TennCare is attached hereto as **Exhibit 1.**

WHEREAS, Courteney Cullen Beasley, in her capacity as Executrix of Decedent's Estate, hereby conveys Decedent's right, title, and interest in one-half (1/2) of the real property located in Davidson County, Tennessee, commonly known as **1900 Omohundro Court, Nashville, TN 37210** to the Courteney Beasley, Trustee of the LeeAnn Cullen Revocable Trust in fee simple. Said property is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Foxwood of record in Plat Book 2900, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 5 fronts 41.02 feet on the Westerly side of Omohundro Court and runs back 134.6 feet on the Northerly line and 200.5 feet on the Southeasterly line to a dead line in the rear on which it measures 187.3 feet, and said dead line being a broken line.
>
> Being the same property conveyed by Warranty Deed from Staci L. Wolff, an unmarried woman, and Marc Dumont, an unmarried man, to Olov Patrik Meijer, an unmarried man, and LeeAnn Cullen, an unmarried woman, as tenants in common, of record in Instrument No. 20190801-0076253, Register's Office for Davidson County, Tennessee.

Upon the conveyance of Decedent's interest in the Property, the proportional ownership interests in the Property shall be as follows:

Olov Patrik Meijer:	50 %
LeeAnn Cullen Revocable Trust:	50 %

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, Courteney Cullen Beasley, as Executrix of the Estate of LeeAnn Cullen, hereby transfers and conveys all of the Estate's one-half (1/2) right, title and interest in the Property to the Courteney Beasley, Trustee of the LeeAnn Cullen Revocable Trust in fee simple absolute.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and Courteney Cullen Beasley, as Executrix, hereby transfers, assigns and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executrix's warranties to the maximum extent that she can or should do as Executrix but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30 day of SEPTEMBER, 2021.

Courteney Cullen Beasley, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

COURTENEY CULLEN BEASLEY, in her capacity as Executrix, personally appeared before me, the undersigned Notary Public, in and for the said county and state, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of SEPTEMBER, 2021.

NOTARY PUBLIC
My commission expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

Exhibit 1

(TennCare Release)

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

August 24, 2021

Jenny Morgan
1935 21st Avenue S., Suite 100
Nashville, TN 37212

RE: Cullen, Leeann Date of Death: 4/15/2021 SSN: xxx-xx-3756
Our File Number: 41396

Jenny Morgan:

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