Karen Johnson Davidson County
Batch# 761667 DEEDQC
11/29/2021 12:50:12 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211129-0157160

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Connie Sue Roeder	Same	051-140A 004.00
2213 Golden Oak Place		
Madison, TN 37115		

IN ORDER TO ADMINISTER THE ESTATE OF DEANNA LOUISE DEBERRY, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **CONNIE SUE ROEDER**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

BEING LOT No. 4, on the Plan of Final Subdivision Plat Oakwood Estates, of record in Instrument #200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument #200007130069428, and amended in Instrument #200010020096900, Register's Office for said County.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Instrument #200005050045404, said Register's Office and (2) Storm Water Detention Agreement of record in Instrument #200001270008714, said Register's Office.

This conveyance is further subject to any and all matters of record.

Being the same property conveyed to Deanna L. Deberry by Trustee's Quitclaim Deed from Deanna L. Deberry, Successor Trustee, of record in Instrument Number 20081203-0117458, Register's Office for Davidson County, Tennessee.

Deanna L. Deberry passed away on August 5, 2021.

On November 17, 2021, the Estate of Deanna L. Deberry (the "**Estate**") was opened in the Chancery Court of Davidson County, Tennessee, Probate Division, Docket No. 21P-1741, and Connie Sue Roeder was appointed as the Executor of the Estate. Connie Sue Roeder is the sole heir under the Last Will and Testament of Deanna L. Deberry. A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Connie S. Roeder
Affiant

SUBSCRIBED AND SWORN TO before me this 29th day of November, 2021.

Falecher Outen
Notary Public

My Commission Expires: _____

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

This is improved property known as 2213 Golden Oak Place, Madison, TN 37115.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 29th day of November, 2021.

Estate of Deanna L. Deberry

Connie S. Roeder
Connie Sue Roeder, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **Connie Sue Roeder**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Deanna L. Deberry and acknowledged that she is the Executor of the Estate of Deanna L. Deberry, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Deanna L. Deberry.

Witness my hand and official seal this 29th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: _____.

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

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

November 18, 2021

Margaret L. Behm
1310 Sixth Avenue, North
Nashville, TN 37208

RE: Deberry, Deanna Louise Date of Death: 8/5/2021 SSN: xxx-xx-2501
Our File Number: 49363

Margaret L. Behm:

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 is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to any Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust, you must contact TennCare at 844-629-0941 or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust when making such a request.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

[redacted]