NEW OWNER :
Kristie Susanne Kidd
2214 Joseph Court
Murfreesboro, TN 37128

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 763632 **DEEDQC**
12/01/2021 09:18:45 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20211201-0158405

SEND TAX BILLS TO:
SAME

Map 133 Group__ Parcel 056.00

THIS INSTRUMENT PREPARED BY:
Kayla M. Horvath, Attorney At Law
133 S. College Street
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KAYLA M. HORVATH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTRIX'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Shirley Yvonne McGalliard Brown** died on March 15, 2021 leaving a Last Will & Testament dated April 17, 2006. The Will was admitted to probate on June 24, 2021 in the Probate Court for Davidson County, Tennessee, Docket No. 21P1159. **Kristie Susanne Kidd** was duly appointed as Executrix, a copy of her Letters of Testamentary of the Estate of Shirley Yvonne McGalliard Brown, being attached hereto as *Exhibit A*. All debts of Decedent have been paid. A copy of the TennCare Release is attached hereto as *Exhibit B*. The Executrix, by signing this Deed, releases any right the Executrix has to receive this property in the event of the subsequent insolvency of this Estate.

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Shirley Yvonne McGalliard Brown, **Kristie Susanne Kidd**, the Executrix, does hereby convey, remise, release, unto **Kristie Susanne Kidd**, her heirs and assigns, all right, title

and interest in and to a certain tract of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 39 on the Plan of Section I, Herbert Heights, as of record in Book 3500, page 28, Register's Office for said County.

Said Lot No. 39 fronts 68 feet on the northerly side of Welch Road, and extends back 233.84 feet on the westerly line and 263.79 feet on the easterly line, to a deed line in the rear on which it measures 94.72 feet.

Being the same property conveyed to Shirley M. Brown by Quitclaim Deed from Sarah Brown, Robert Charles Brown, Carolyn Rychen and Kristie Susanne Brown, of record in Book 9159, page 151, Register's Office for Davidson County, Tennessee. Shirley M. Brown died on March 15, 2021 .

This property description is the same as in the prior deed.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **248 Welch Road, Nashville, TN 37211.**

WITNESS MY SIGNATURE hereto this 12th day of November, 2021.

Kristie S. Kidd

KRISTIE SUSANNE KIDD, Executrix
for the Estate of Shirley Yvonne McGalliard Brown

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KRISTIE SUSANNE KIDD**, Executrix of the Estate of Shirley Yvonne McGalliard Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of November, 2021.

NOTARY PUBLIC

MARYAM MIKHAIL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES APRIL 26 2025

My Commission expires: April 26 2025

****

The actual consideration or value, whichever is greater, for this transfer is $ - 0- (Distribution to Beneficiaries).

AFFIANT

Sworn to and subscribed to before me this 12th day of November, 2021.

My commission expires: April 26 2025

NOTARY PUBLIC

MARYAM MIKHAIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES APRIL 26, 2025

EXHIBIT

A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **KRISTIE SUSANNE KIDD** DOCKET NO: **21P1159**

It appearing to the Court that ***SHIRLEY YVONNE MCGALLIARD BROWN*** *has died leaving a written Will in which you are appointed* ***Executrix*** *and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

THESE ARE, THEREFORE, to empower you, the said ***KRISTIE SUSANNE KIDD****, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within* ***sixty (60) days*** *from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this ***June 24th, 2021****.*

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **KRISTIE SUSANNE KIDD** as **Executrix** of the estate of **SHIRLEY YVONNE MCGALLIARD BROWN**, deceased, and I do further certify that **KRISTIE SUSANNE KIDD** is still acting **Executrix** of the estate of **SHIRLEY YVONNE MCGALLIARD BROWN** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 24 day of June, 2021.

RICHARD R. ROOKER, Clerk

_____ D.C.

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

September 16, 2021

EXHIBIT
B

Kristie Kidd
133 S. College Street
Lebanon, TN 37087

RE: Brown, Shirley McGalliard Date of Death: 3/15/2021 SSN: xxx-xx-3442
Our File Number: 43317

Kristie Kidd:

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