NEW OWNER :
Ernest Langdon
2636 E. Melrose Street
Gilbert, AZ 85297

SEND TAX BILLS TO:
SAME

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 773094 **DEEDWARR**
12/13/2021 01:06:00 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211213-0164732

Map 141 Group__ Parcel 030.00

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.

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Bobby R. Langdon aka Bobbie Ray Langdon** died on July 4, 2020 leaving a Last Will & Testament dated January 16, 2020. The Will was admitted to Ancillary probate on April 21, 2021 in the Probate Court for Davidson County, Tennessee, Docket No. 21P616. **Ernest Langdon** was duly appointed as Executor, a copy of his Letters of Testamentary of the Estate of Bobby R. Langdon aka Bobbie Ray Langdon, 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 Executor, by signing this Deed, releases any right the Executor 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 Bobby R. Langdon aka Bobbie Ray Langdon, **Ernest Langdon**, the Executor, does hereby convey, remise, release, unto **Ernest Langdon**, his 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:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hanover Park of Sheffield, of record in Book 9700, page(s) 154, 155 and 156, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to Bobby R. Langdon and wife, Dianne W. Langdon, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, dated November 11, 1996, of Record in Deed Book 10258, page 444 Register's Office for Davidson County, Tennessee. Bobby R. Langdon aka Bobbie Ray Langdon died on July 4, 2020. Dianne W. Langdon died on October 8, 2017.

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 **7712 Hansrote Cove, Nashville, TN 37221.**

WITNESS MY SIGNATURE hereto this 29 day of November, 2021.

____
ERNEST LANGDON, Executor
for the Estate of Bobby R. Langdon
aka Bobbie Ray Langdon

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERNEST LANGDON**, Executor of the Estate of Bobby R. Langdon aka Bobbie Ray Langdon, 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 29 day of November, 2021.

RIMA BRYANT
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 607176
My Commission Expires
June 10, 2025

____
NOTARY PUBLIC

My Commission expires: 6-10-2025

* *

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



AFFIANT

Sworn to and subscribed to before me this 29 day of November, 2021.

My commission expires: 6.10.2025

NOTARY PUBLIC

EXHIBIT
A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **ERNEST LANGDON** DOCKET NO: **21P616**

It appearing to the Court that ***BOBBY R. LANGDON*** *has died leaving a written Will in which you are appointed* ***Executor*** *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 ***ERNEST LANGDON****, 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 ***April 28th, 2021****.*

RICHARD R. ROOKER, 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 **ERNEST LANGDON** as **Executor** of the estate of **BOBBY R. LANGDON**, deceased, and I do further certify that **ERNEST LANGDON** is still acting **Executor** of the estate of **BOBBY R. LANGDON** 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 28th day of April, 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

May 16, 2021

EXHIBIT
B

Kayla Horvath
133 S College Street
Lebanon, TN 37087

RE: Langdon, Bobbie Ray Date of Death: 7/4/2020 SSN: xxx-xx-9397
Our File Number: 32343

Kayla Horvath:

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,

Joan Jackson
TennCare RFR Processing Unit