Karen Johnson Davidson County
Batch# 798706 DEEDQC
02/02/2022 08:18:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220202-0011901

THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Atty at Law
P O Box 40948
Nashville, Tennessee 37204

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary since this deed is being used to evidence distribution of the property to a beneficiary

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER:
T. Blake Cothran
2032 Delaware Drive
Nashville, TN 37209

SEND TAX BILLS TO:
same as owner

MAP/PARCEL:
Map 052-01
Parcel 075.00

In accordance with the provisions of the Last Will and Testament of Terrell Eugene Cothran, Timothy Blake Cothran, Executor for the Estate of Terrell E. Cothran, quitclaims to T. Blake Cothran all right, title and interest in the following described real estate in Davidson County, Tennessee:

Being Lot 34 on the Plan of Madison Realty Company's Subdivision as of record in Plat Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 ft. on the south side of Harrington Street or Avenue and runs back between parallel lines 190 ft. to a dead line.

Being the same property conveyed to Terrell E. Cothran by quitclaim deed from Judy A. Cothran of record in Instrument No. 20060417-0043331, dated April 17, 2006, of the Register's Office of Davidson County, Tennessee.

This is improved property known as **144 Harrington Ave, Nashville, Tennessee 37115.**

This transfer is by Quitclaim and Grantor makes no warranties about the title.

Witness my hand at Nashville, Tennessee this 26 day of January, 2022.

Estate of Terrell E. Cothran

By: _____
Timothy Blake Cothran, Executor

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 TIMOTHY BLAKE COTHRAN with whom I am personally acquainted, and who upon oath acknowledged that he is the EXECUTOR for the ESTATE OF TERRELL E. COTHRAN and that he, as such Executor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2022.

(seal)

Notary Public

JAN M. DANFORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

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

February 1, 2022

19-P-1974

Ted A. Burkhalter
2809 Columbine Place
Nashville, TN 37204

RE: Cothran, Terrell Eugene Date of Death: 8/7/2019 SSN: xxx-xx-3734
Our File Number: 55383

Ted A. Burkhalter:

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, 2 at prompt, 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