New Owner: (send tax bills to this address)	James Stephen Gibson 808 Broadmoor Drive Nashville, TN 37216	Instrument Prepared by: Aaron Fletcher Law Office of Aaron Fletcher 4205 Gallatin Road

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) provides that the valuation oath is unnecessary.

This deed evidences the distribution of the real property described below to the devisee, James Stephen Gibson.

Karen Johnson Davidson County
Batch# 801427 DEEDQC
02/07/2022 02:04:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220207-0013962

EXECUTOR'S DEED

STEVEN DOUGLAS GIBSON (an unmarried man) died on November 12, 2020, leaving a will dated November 19, 2019. The will was admitted to probate on January 28, 2021, in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 20P2158. BRIAN ROOLEY was appointed Executor and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A.

The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Steven Douglas Gibson, Brian Rooley hereby transfers and conveys to JAMES STEPHEN GIBSON (an unmarried man), Grantee, the following described real estate in Davidson County, Tennessee, and Grantee takes this real property subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, liabilities, and all other obligations of record:

> Land in Davidson County, Tennessee, being lot no. 10, and the easterly 5 feet of lot no. 9 and the southeasterly part of the westerly 45 feet of lot no. 9, block "F" on the plan of Broadmoor Subdivision, as of record in Book 547, Pages 161 and 162, in the Register's Office of Davidson County, Tennessee, and of further record in Book 5262, Pages 556 and 557, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete legal description.
>
> Being the same property conveyed on August 6, 2009, to STEVEN DOUGLAS GIBSON by operation of law upon the death of MARY ETHEL GIBSON, his mother, as her sole heir-at-law, as affirmed in the Affidavit of Heirship of record with legal reference no. 201009220-0074873 in the Register's Office of Davidson County, Tennessee.
>
> This improved property has the address of 808 Broadmoor Drive Nashville Tennessee 37216.

By signing below, I agree to this conveyance of real property by this Executor's Deed:

Brian Rooley, as Executor of the
Estate of Steven Douglas Gibson

STATE OF TENNESSEE
COUNTY OF Davidson

On the 27th day of January, 2022, before me personally appeared **Brian Rooley**, known to me to be the person described in and who executed the foregoing quitclaim deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

KARA MAYNARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. 3-7-23

Notary Public

March 7, 2023
My commission expires

TN Division of TennCare

EXHIBIT A

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

January 24, 2022

Aaron Fletcher
4205 Gallatin Pike
Nashville, TN 37216

RE: Gibson, Steven Douglas Date of Death: 11/12/2020 SSN: xxx-xx-1431
Our File Number: 54505

Aaron Fletcher:

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