Karen Johnson Davidson County
Batch# 801516 DEEDQC
02/07/2022 03:38:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220207-0014074

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 148-06
Parcel 119.00

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 No. 13 on the Plan of Mangum Heights Subdivision of record in Plat Book 2330, page 147, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Terrell E. Cothran by quitclaim deed from Terrell Eugene Cothran and Judy Ann Cothran of record in Instrument No. 20060417-0043330, dated April 17, 2006, of the Register's Office of Davidson County, Tennessee.

This is improved property known as **3726 Bakertown Road, Nashville, Tennessee 37211.**

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

Witness my hand at Nashville, Tennessee this 7th day of February, 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 Brentwood, Tennessee, this 7th day of ~~January~~ February, 2022.

(seal)

_____
Notary Public

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires JAN 26 2025

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