Karen Johnson Davidson County
Batch# 804260 DEEDQC
02/11/2022 10:41:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220211-0015997

This Instrument Prepared by:
**MARTIN A. KOOPERMAN**
**KOOPERMAN, MONDELLI and LEONARDO**
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

**This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.**

# QUITCLAIM DEED FROM THE ADMINISTRATRIX OF THE ESTATE OF THOMAS EARL RAMSEY

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Martha Ramsey<br>410 Acklen Park Dr..<br>Nashville, TN 37205 | Same | 104 01 0 372.00 |

THOMAS EARL RAMSEY died on April 19th, 2021, without a will. An Estate was opened to probate on July 28th, 2021, in the Probate Court for Davidson County, Tennessee, Docket No. 21P-1216, wherein MARTHA J. RAMSEY was appointed as the Administratrix of the Estate of Thomas Earl Ramsey. The Administratrix is duly qualified. All debts of the Decedent have been paid. The inheritance tax clearance has been received, being File No. 32988, a copy of which is attached as Exhibit A. The Administratrix, by signing this Quit Claim Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this Estate. Martha J. Ramsey, as the Administratrix and sole heir of the Estate of Thomas Earl Ramsey, quit claims to Martha J. Ramsey all right, title and interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot Nos. 10 and 11 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for said County.
>
> Said Lots adjoin and front together 59.8 feet on the northerly side of 33rd Avenue North, now called Acklen Park Dr. and run back between lines 160 feet to a dead line in the rear on which they measure 40.2

Being the same property conveyed to Thomas Earl Ramsey by Warranty Deed from Wilburn E. Harrison and wife, Patricia L. Harrison dated August 12th, 1968 of record in Deed Book 4259, Page 199, Register's Office for Davidson County, Tennessee.

**THIS** is improved property known as 410 Acklen Park Dr., Nashville, Davidson County, Tennessee.

WITNESS my hand this 1st day of February, 2022.

Martha J. Ramsey Administratrix
**MARTHA J. RAMSEY, Administratrix of the Estate of Thomas Earl Ramsey**

**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 Administratrix, Martha J. Ramsey, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she is the Administratrix of the Estate of Thomas Earl Ramsey, and that as such Administratrix, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of February, 2022.

Martin A. Kooperman
**NOTARY PUBLIC AT LARGE**
My Commission Expires: 3/7/23

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Martha J. Ramsey
**AFFIANT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Sworn to and subscribed before me this 1st day of February, 2022.

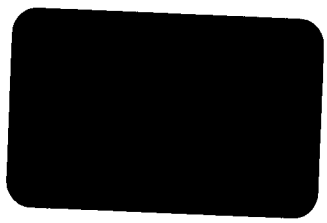
Martin A. Kooperman
**NOTARY PUBLIC**
My Commission Expires: 3/7/23

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 21, 2021



Martha Janelle Ramsey
410 Acklen Park Drive
Nashville, TN 37205

RE: Ramsey, Thomas Earl Date of Death: 4/19/2021 SSN: xxx-xx-5020
Our File Number: 32988

Martha Janelle Ramsey:

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