Karen Johnson Davidson County
Batch# 820407 DEEDQC
03/11/2022 01:08:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220311-0028799

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTORS' QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Shasta Gayle Brown Lynn Ann Lane 7455 Plunders Creek Road Dickson, TN 37055	Same	181-10-E-079.00 CO

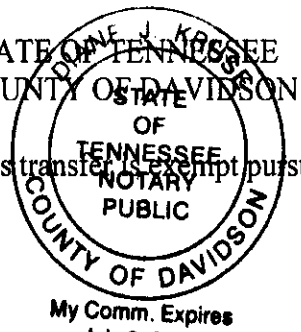
IN ORDER TO ADMINISTER THE ESTATE OF BRIAN ASHLEY SWANN, the Co-Executors, **SHASTA GAIL BROWN and LYNN ANN LANE,** on behalf of such Estate, (herein collectively "**Grantors**") do hereby assign, grant, transfer, convey and quitclaim unto **SHASTA GAIL BROWN and LYNN ANN LANE**, as devisees, (herein "**Grantees**") and Grantees' successors and assigns, all of Grantors' right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 79 on the Plat of High Point, Phase 1, Section 2, of record in Instrument No. 20110620-0047097 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Brian Ashley Swann by Quitclaim Deed from Brian Ashley Swann and wife, Judith L. Swann dated January 29, 2013 and recorded on February 4, 2013 in Instrument No. 20130204-0011498, Register's Office for Davidson County, Tennessee.
>
> Brian Ashley Swann passed away on the 29th day of October, 2021.

On November 30, 2021, Brian Ashley Swann's probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P-2208, and Shasta Gayle Brown and Lynn Ann Lane were appointed as the Co-Executors of the Estate. The sole heirs under the last will and testament of Brian Ashley Swann are Shasta Gayle Brown and Lynn Ann Lane. A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Affiant

SUBSCRIBED AND SWORN TO before me this 9th day of March, 2022.

Notary Public

My Commission Expires: July 9, 2022

This is improved property known as 5122 Ander Drive, Brentwood, TN 37027.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantors execute this Executor's Quitclaim Deed solely in their official capacity as Co-Executors and not individually or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Executors' Quitclaim Deed this 9TH day of March, 2022.

ESTATE OF BRIAN ASHLEY SWANN

SHASTA GAIL BROWN, Co- Executor

LYNN ANN LANE, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named SHASTA GAIL BROWN and LYNN ANN LANE, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that they have the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Brian Ashley Swann and acknowledged that they are the Co-Executors of the Estate of Brian Ashley Swann, the within named Grantors, and that in such capacity, they, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Brian Ashley Swann

Witness my hand and official seal this 9th day of March, 2022.

NOTARY PUB

My Commission Expires: July 9, 2022

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 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 18, 2022

Harlan Dodson
1310 6th Ave. North
Nashville, TN 37208

RE: Swann, Brian Ashley Date of Death: 10/29/2021 SSN: xxx-xx-7344
Our File Number: 57180

Harlan Dodson:

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

[redacted]