This Instrument was prepared by:
Nashville Law Offices, PLLC
500 Church Street
Nashville, TN 32219

Karen Johnson Davidson County
Batch# 821312 DEEDWARR
03/14/2022 10:08:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220314-0029285

EXECUTOR'S DEED

FROM: LINDA BROOKS, EXECUTOR OF THE ESTATE

TO: LINDA BROOKS, BENEFICIARY

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.:**
2418 Burch Street	**Same**	81-14, 61-69
Nashville, TN 37219		

Willard Brooks died on March 28, 2021, leaving a will dated March 5, 2005. The will was admitted to probate on July 1, 2021 in the Probate Court, Davidson County, Tennessee, Docket No. 21P1028. Linda Brooks was appointed the executor and is 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 Willard Brooks, Linda Brooks sells, transfer and conveys to the sole beneficiary, Linda Brooks, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being four tracts of land in the Eight Civil District of said County as follows:
> Tract No. 1: beginning at an iron pin in the south margin of Burch Street and the right-of-way of Tennessee Central Railway, and running in an easterly direction of 74.66 feet along the south margin of said Burch Street, to an iron pin; thence in a southerly direction of 139.86 feet to an iron pin in the right-of-way of Tennessee Central Railroad, and the being the south point of the land herein conveyed as Tract No. 1; thence in a northwesterly direction with the right-of-way of the Tennessee Central Railroad 158.54 feet to the point of beginning said, property fronts 74.66 feet on the south side of Burch Street, and runs back to a point in the rear, and
> Tract No. 2: being part of the plan of subdivision of Georgia Industrial Realty Company's Plan, North Nashville, as of record in book of Deeds 421 at page 188 in said Register's Office and described as follows:
> Beginning 600 feet west from 24th Avenue North on the north side of Burch Street and running thence north 150 feet thence west 126.57 feet to the railroad right-of-way and at a point in lot No. 19 and in the Railroad Company right-of-way; thence south with the rail-road 169.53 feet to Burch Street; thence east 46.74 feet to the point of beginning, and
> Tract No. 3: being parts of lot Nos. 18 and 19 on the map of Georgia Industrial Realty's North Nashville property of record in book 421, page 188, in said Register's Office and described as follows:

Beginning at a point on the northerly margin of Burch Street 200 feet west of the northwest corner of 24th Avenue North and Burch Street' thence northerly 150 feet to a point; thence westerly 50 feet; thence at right angles southerly 150 feet to the northerly margin of Burch Street; thence easterly along the northerly margin of Burch Street; 50 feet to the point of beginning, and

Tract No. 4: being of lot No. 18 of Georgia Industrial Realty Company's Plan , North Nashville, as of record in book 421, page 188 in said Register's Office, and described as follows:

Beginning on the south side of Burch Street 500 feet westerly from the west margin of 24th Avenue North; thence with said southerly side of Burch Street west 50 feet; thence southerly 139.86 feet to a point; thence southeasterly 10.99 feet to a point; thence easterly 44.82 feet to a point; thence northerly 150 feet to the point of beginning.

Being the same real property conveyed to Ray B. Baucom, by deed from Continental Oil Company of record in book 4117, page 846, and register's Office for same county.

Being the same real property conveyed to Willard Brooks by deed from Ray B. Baucom, et ux, Mary J Baucom of record in book 4161, page 600-602.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Linda Brooks, her successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, we, as executor only, do covenant with the said grantee, that we, as the executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And *I*, as the executor only, do further covenant and bind ourselves and representatives, to warrant and forever defend the title to said land to the said grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

By _____
Linda Brooks

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, LINDA BROOKS, The within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 4th day of October, 2021.

TREVOR CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/6/2025

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

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

October 21, 2021

Emily G. Pfeiffer
500 Church St.
Nashville, TN 37219

RE: Brooks, Willard Date of Death: 3/27/2021 SSN: xxx-xx-8955
Our File Number: 46720

Emily G. Pfeiffer:

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 for a trust, you must contact TennCare at 844-629-0941 or e-mail a copy of the Decedent's death certificate to estate.recovery@tn.gov.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit