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 3 pgs
Fees: $17.00 Taxes: $0.00
20220314-0029286

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, 77
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 part of Lot No. 18 on the Map of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for said County.
>
> Part No. 1 is described as follows:
> Beginning at a point on the southerly margin of Burch Avenue, 450 feet westerly from the westerly margin of 24th Avenue North; thence southerly 150 feet more or less to a point; thence westerly, parallel to the southerly margin of Burch Avenue, 50 feet to a point; thence northerly 150 feet more or less to the southerly margin of Burch Avenue to a point 120 feet more or less east of the easterly margin of Tennessee Central Railroad right-of-way; thence with the margin of Burch Avenue easterly 50 feet to the beginning.
>
> Being the same property conveyed to J.B. Woodin, Ben H. Watson, and Jim D. Stevens, by deed from Tom G. Coleman, Jr., Substitute Trustee, of record in Book 4387, Page 468, said Register's Office.
>
> Being the same property conveyed to Willard Brooks by Deed from J.B. Wood in, Ben H. Watson, and Jim D. Stevens.

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.

Estate of Willard Brooks

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 14 day of October, 2021.

TREVOR CLAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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