This instrument prepared by:
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 825697 DEEDQC
03/21/2022 01:44:16 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220321-0032306

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
William A. Tallon, Jr. 370 Wallace Rd. Apt D10 Nashville, TN 37211	Same as New Owner	**147-03-08-037.00-CO**

QUITCLAIM DEED

Whereas, Becky J. Tallon and husband William A. Tallon, Sr., and William A. Tallon, Jr. acquired the real property described herein as joint tenants with right of survivorship; and, William A. Tallon, Sr. died on October 29, 2021; and, Becky J. Tallon desires to convey her interest in the real property to William A. Tallon, Jr.; and, the Bureau of TennCare estate recovery release is attached as Exhibit A; therefore,

For good and valuable consideration, receipt of which is hereby acknowledged, **Becky J. Tallon**, unmarried hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **William A. Tallon, Jr.**, hereinafter called Grantee, his heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. D-10 of Southern Hills Condominium created under Title 66 Chapter 27 Section 101 et seq. as amended Tennessee Code Annotated as established by a Master Deed of Record in Book 6594 page 502 Register's Office for Davidson County, Tennessee together with the undivided percentage interest in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-1 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Becky J. Tallon and husband William A. Tallon, Sr., and William A. Tallon, Jr., by deed from Paulette Phillips McKeown Mitchell, a married person, and Farrar Moore as Trustee for the Paul D. Phillips Supplemental Needs Trust, of record in Instrument Number 20080606-0058363, Register's Office for Davidson County, Tennessee. William A. Tallon, Sr. died October 29, 2021, survived by Becky J. Tallon and William A. Tallon, Jr. as surviving joint tenants with right of survivorship.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to all easements, restrictions, covenants, liens, encumbrances, and other matters of record, including the following: 1) Sewer Easement of record in book 4435, Page 29. 2) Sewer Easement of record in Book 6695, Page 22. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title created by the Tennessee "Horizontal Property Act" and as set forth in in Master Deed recorded in Book 6594, Page 502, and amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee. The premises herein is a condominium apartment established pursuant of the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master "Deed" establishing a horizontal property regime of Southern Hills Condominiums; 4) Charter of Southern Hills Homeowner's Association of record in Book 6576, Page 69; 6) Bylaws for Southern Hills Condominium Association of record in Book 6594, Page 547, Register's Office for Davidson County, Tennessee.

This is improved property known as 370 Wallace Rd. Apt. D10, Nashville, Tennessee 37211.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on March 17, 2022.

Becky J. Fallon

Becky J. Fallon, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Becky J. Tallon, with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on March 17, 2022.

Patricia E. Kennedy
Notary Public
My Commission Expires: Jan. 31, 2026

PATRICIA E. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value for this transfer is $ 0.00. This transfer terminates a joint tenancy with right of survivorship.

Subscribed and sworn to before me on
March 17, 2022.

Patricia E. Kennedy
Notary Public
My Commission Expires: Jan. 31, 2026

William A. Tallon, Jr., Grantee

PATRICIA E. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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

March 8, 2022

J. Randall Hooper
109 Westpark Dr., Suite 300
Brentwood, TN 37027

RE: Tallon, William Alexander Date of Death: 10/29/2021 SSN: xxx-xx-6637
Our File Number: 59284

J. Randall Hooper:

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

EXHIBIT A