Karen Johnson Davidson County
Batch# 829489 DEEDQC
03/28/2022 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220328-0035387

This document prepared without opinion of title by Daniel L. Wischhof, Attorney
P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Kimberly K. Gregory, et. al.	Same	Map 42, Par 001.00
2018 Crencor Drive		Map 42-1, Par 007.00
Goodlettsville, Tennessee 37072		

EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS that for the purpose of documenting and evidencing the devise of the within property to Grantees, I, **Kimberly K. Gregory f/k/a Kimberly G. Shelby, Executor of** the **Estate of Sara Catherine Brown a/k/a Cathey R. Brown, Deceased,** grant and convey to **Kimberly K. Gregory and Steven Earl Gregory, equal tenants in common** all of the right, title and interest of the said Sara Catherine Brown in and to the following tracts of land in Davidson County, Tennessee:

Tract I. 0 Dickerson Road, Nashville. Tax Map 42, Parcel 001.00

Property in the 11th Civil District of Davidson County, Tennessee, beginning at an iron stake in the southerly line of the property of Dan G. Vaughan and wife Laura Bell Vaughan, on the east side of Dickerson Road, Davidson County, Tennessee, said iron stake being 400 ft. E. in the southerly margin of the Dan G. Vaughan, et ux property on Dickerson Road; North 26° 36' 31" E 525.30' to the northerly line of the Dan G. Vaughan property to an iron stake; thence South 86° 57' E. 271.61' to an iron stake; thence S. 3° 26' 30" W. 477.68 ft. to an iron stake; thence N. 87° 23' 40" W 478.33 ft. to the beginning, containing 4.05 acres according to a survey made by Wm. C. Parrish, Feb. 13, 1968.

Being the same property conveyed to Aubrey E. Gregory and wife Sara C. Gregory by warranty deed from Dan G. Vaughan and wife Laura Bell Vaughan of record in Book 4243, page 162, Register's Office for Davidson County, Tennessee. The said Aubrey E. Gregory and Sara C. Gregory since divorced, and the interest of Aubrey E. Gregory was conveyed to

Sara Catherine Gregory by quitclaim deed of record in Book 5703, Page 33, said Register's Office.

Tract II. 821 Curtis Drive, Nashville. Tax Map 42-1, Parcel 007.00

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Ozark Hills as of record in Book 3700, page 20, as corrected by instrument of record in Book 3959, page 626, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 277.6 feet on the westerly side of Curtis Drive and extends back 521.63 feet on the northerly line and 445.50 feet on the southerly line, to a line in the rear on which it measures 64.12 feet.

Being the same property conveyed to Aubrey E. Gregory and wife Sara C. Gregory by deed from James W. Blair and wife Betty E. Blair, of record in Book 4747, page 259, said Register's Office. The said Aubrey E. Gregory and Sara C. Gregory since divorced, and the interest of Aubrey E. Gregory was conveyed to Sara Catherine Gregory by quitclaim deed of record in Book 5703, Page 35, said Register's Office.

Executor's Derivation of Title:

Sara Catherine Gregory subsequently remarried, became known as Sara Catherine Brown, and thereafter divorced. She died unmarried on 3/7/2021 and by her will, written in the name "Cathey R. Brown", directed that the Executor was to administer her real property as a part of the probate estate, and that she was to distribute all of her property in equal shares to her two children, identified therein as Kimberly G. Shelby and Steven Earl Gregory. Said Will was admitted to Probate, and Kimberly K. Gregory appointed Executrix, by order entered August 11, 2021 by the Chancery Court for Sumner County, Tennessee, Case 21 PR 403, styled "In Re: Sara Catherine Brown, Deceased. The Tenncare release of said estate is attached as Exhibit A. Sara C. Gregory, Sara Catherine Gregory, Sara Catherine Brown, and Cathey R. Brown are the same person. Kimberly G. Shelby and Kimberly K. Gregory are the same person.

Hereby conveying all right, title and interest of the said decedent as fully and completely as I as Executor can or should do. I warrant title to said property against the

claims of anyone claiming to hold by, through, or under me as said Executor, but not further or otherwise.

Witness my signature this date: 2/11/2022

Kimberly K. Gregory

Kimberly K. Gregory, Executor
Estate of Sara Catherine Brown, Deceased

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named **Kimberly K. Gregory**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and being duly sworn, certified herself to be the Executor of the Estate of Sara Catherine Brown, and before me executed the within instrument as such Executor for the purposes therein contained.

Witness my hand and seal this date: 2/11/22

DANIEL W. SMITH OF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 0 .

Affiant

Sworn to and subscribed before me this date: 2-11-2022

Theresa C. Richardson

Notary Public

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 07-09-2024

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

July 21, 2021

Daniel L. Wischhof
124 Long Hollow Pike
Goodlettsville, TN 37072

RE: Brown, Sara Catherine Date of Death: 3/7/2021 SSN: xxx-xx-7218
Our File Number: 38512

Daniel L. Wischhof:

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

EXHIBIT A

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11th day of February, 2022.

Date: 3-18-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 18th day of March, 2022.

My commission expires 7/9/2024.

