Karen Johnson Davidson County
Batch# 835614 DEEDQC
04/06/2022 12:02:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220406-0039875

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Kooperman, Mondelli & Leonardo
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE EXECUTOR OF THE ESTATE OF MARGARET ODESSA BELL

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Christopher Alonzo Bell, Jr. 301 W. Due West Ave. Madison, TN 37115	Same	051-07-0-086.00

MARGARET ODESSA BELL died on December 23rd, 2020 leaving a Will dated January 28th, 2019. The Will was admitted to probate on December 15th, 2021 in the Probate Court for Davidson County, Tennessee, Docket No. 21P-1837. The Will named Christopher Alonzo Bell, Jr. to serve as the Executor. Christopher Alonzo Bell, Jr. has been appointed as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The TennCare Release has been received, a copy of which is attached as Exhibit A. The Executor, by signing this Quit Claim 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 Will of Margaret Odessa Bell, Christopher Alonzo Bell, Jr. quit claims to Christopher Alonzo Bell, Jr. and James Lewis Taylor as tenants in common all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Oakland Acres Subdivision, as shown on plat of record in Plat book 1424, page 53 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Margaret O. Bell, an unmarried person by warranty deed from Edward L. Gribbins and wife, Shirley B. Gribbins by of record in Instrument No. 20070808-0094928, Register's Office for Davidson County, Tennessee.
>
> **THIS** is improved property known as 301 Due West Avenue, Madison, TN 37215.

WITNESS my hand this 23 day of March, 2022.

Christopher Alonzo Bell, Jr., Executor of the Estate of Margaret Odessa Bell

Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Executor, **CHRISTOPHER ALONZO BELL, JR.**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he is the Executor of the Estate of Margaret Odessa Bell, and that as such Executor, he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 4/3/23

MARTIN A. KOOPERMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 4/3/23

MARTIN A. KOOPERMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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

January 6, 2022

Martin D. Kooperman
603 Woodland St.
Nashville, TN 37206

RE: Bell, Margaret Odessa Date of Death: 12/22/2020 SSN: [redacted]
Our File Number: 53031

Martin D. Kooperman:

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