This instrument prepared by:
Julia M. Alley
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546, Brentwood, TN 37024

Karen Johnson Davidson County
Batch# 844406 DEEDQC
04/25/2022 08:54:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220425-0047061

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Deanna Jean Lawrence and Jennifer D. Booker Cummings 117 Demoss Road Nashville, TN 37209	Same as New Owner	103 02 3B 006.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Paul Brent Robertson, also known as Paul B. Robertson, died on September 7, 2021 leaving a Last Will and Testament dated August 26, 2005; and, whereas the will was admitted to probate on December 15, 2021 in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 21P1876; and, whereas, Catherine Ann Fischer was duly qualified as Personal Representative; and whereas the estate is solvent; and, whereas, the time for filing creditor claims has expired and all claims filed against the estate of the decedent have been paid, released or adjudicated; and, whereas, the Bureau of TennCare estate recovery release is attached as **Exhibit A**; and,

Whereas, the Last Will and Testament of Paul Brent Robertson devises the decedent's real property to Deanna Jean Lawrence, and directs the real property to be administered as part of the estate subject to the control of the Personal Representative, and, whereas, a certified copy of the Last Will and Testament of Paul Brent Robertson of record in Instrument No. 20220330-0036886, Register's Office for Davidson County, Tennessee:

Catherine Ann Fischer as Personal Representative of the Estate of Paul Brent Robertson, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Paul Brent Robertson, does hereby quitclaim, transfer and convey his interest unto **Deanna Jean Lawrence**, hereinafter called Grantee, her heirs and assigns, all right, title and interest being his half interest as tenants in common with Jennifer D. Booker Cummings in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Demoss Hills, (formerly known as Demoss Road Homes), attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to **Paul B. Robertson and Jennifer D. Booker Cummings,** by deed from **Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company** of record in Instrument No. 20200804-0086418, Register's Office for Davidson County, Tennessee, where Paul B. Robertson (also known as Paul Brent Robertson) and Jennifer D. Booker Cummings, were the owners as tenants in common in the above conveyed property, and after this conveyance, Deanna Jean Lawrence and Jennifer D. Booker will own the above-described property as tenants in common.

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 taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 117 Demoss Road, Nashville, Tennessee 37209.

By executing and delivering this deed, Grantor releases Grantor's right to recover the property conveyed if the Estate hereafter becomes insolvent.

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 this 14 day of April, 2022.

Catherine Ann Fischer, Personal Representative
Estate of Paul Brent Robertson, Grantor

State of Maryland
County of Queen Anne's

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Catherine Ann Fischer, with whom I am personally acquainted and who upon oath acknowledged: she is the Personal Representative of the Estate of Paul Brent Robertson; the facts concerning identification and title to land stated in the within and foregoing instrument are true; and being authorized to do so, she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 14 day of April, 2022.

Mary H Snyder
Notary Public
My Commission Expires: 11/23/2024

MARY H. SNYDER
NOTARY
PUBLIC
QUEEN ANNE'S COUNTY, MD

State of Maryland
County of Queen Anne's

The actual consideration for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Deanna Jean Lawrence
Deanna Jean Lawrence, Grantee

Subscribed and sworn to before me this
14 day of April, 2022.

Mary H. Snyder
Notary Public
My Commission Expires: 11/23/2024

MARY H. SNYDER
NOTARY
PUBLIC
QUEEN ANNE'S COUNTY, MD

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 29, 2022

Julia M. Alley
P.O. Box 546
Brentwood, TN 37024

RE: Robertson, Paul Brent Date of Death: 9/7/2021 SSN: xxx-xx-4427
Our File Number: 61431

Julia M. Alley:

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

