THIS INSTRUMENT PREPARED BY: **BECK & BECK, Attorneys at Law, PLLC**
4205 Gallatin Road
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 853785 DEEDQC
05/11/2022 12:33:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220511-0054084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Ten and 00/100 Dollars ($10.00).

Howard T. Ezell
AFFIANT

Subscribed and sworn to before me, this 5 day of May, 2022

Amanda Pedigo
NOTARY PUBLIC

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 3, 2026

My Comm. Expires: March 3, 2026

ADDRESS NEW OWNER:
Howard T. Ezell
1110 Kenwood Drive
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

MAP/PARCEL
61-7 292

EXECUTOR QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **HOWARD T. EZELL**, Executor for the **ESTATE OF MICHIKO N. EZELL**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the Last Will and Testament of **MICHIKO N. EZELL.** was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and bearing Docket No. 17P-1499 on September 7, 2017. **HOWARD T. EZELL** was named Executor for **ESTATE OF MICHIKO N. EZELL.** For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **HOWARD T. EZELL**, Executor for the **ESTATE OF MICHIKO N. EZELL**, has bargained and sold and hereby convey, remise, release and forever quitclaims to **HOWARD T. EZELL,** his heirs and assigns all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, as will create an estate in and to said tract of land, which is described as follows:

LAND in Davidson County, Tennessee, being Lots No. 6 and the easterly 20 feet of Lot No. 5, Block "B", on the Plan of Jackson Park, as of record in Book 843, page 17, Register's Office for said County.

Said Lot No. 6 fronts 62 feet on the southerly side of Kenwood Drive and runs back 156 feet 6 inches on the easterly line and 163 feet 5 inches on the westerly line, to a dead line on which it measures 60 feet 5 inches.

Said easterly 20 feet of Lot No. 5 begins at a point in the southerly margin of Kenwood Drive, the northeast corner of Lot No. 5 and the northwest corner of Lot 6 of said Block "B"; thence in a southerly direction parallel with the line between Lots Nos. 4 and 5, 163 feet 5 inches to a point, the common corner of Lots 5, 6, 24 and 25 of said Block "B"; thence in a general northwesterly direction 21 feet, more or less, along the line between and to a point in the line between Lots Nos. 5 and 25; thence in a northerly direction, parallel with the line between Lots Nos. 4 and 5, to a point in the southerly margin of Kenwood Drive; thence in an general southeasterly direction along the southerly side of Kenwood Drive and following the curve of same to the point of beginning.

Being the same property conveyed to Andrew G. Ezell and wife, Michiko N. Ezell, by deed of record in Book 4644, Page 478, Register's Office for Davidson County, Tennessee. Andrew G. Ezell and Michiko N. Ezell were married at the time of Andrew G. Ezell's death on March 31, 2007, and the property then vested in Michiko N. Ezell as surviving tenant by the entirety. Michiko N. Ezell having since died testate on June 3, 2017, devising the subject property to his son, Howard T. Ezell.

This is improved property known as 1110 Kenwood Drive, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 5 day of May, 2022.

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 3, 2026

Paul T. Ezell, executor

HOWARD T. EZELL, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **HOWARD T. EZELL** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 5 day of May, 2022.

Amanda Pedigo

NOTARY PUBLIC

My Commission Expires: March 3, 2026

FILED ON 4-19-2022

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

17P-1499

Bill Haslam
Governor

Larry B. Martin
Commissioner

9/12/2017

MARTHA CONE BECK
LEGAL COUNSEL
4205 GALLATIN RD
NASHVILLE, TN 37216

RE: MICHIKO EZELL
Last Four Of SSN 5279

Dear MARTHA CONE BECK:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Tangela J. Howard

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **HOWARD T. EZELL** DOCKET NO: **17P1499**

*It appearing to the Court that **MICHIKO N. EZELL** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **HOWARD T. EZELL**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **September 7th, 2017**.*

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **HOWARD T. EZELL** as **Executor** of the estate of **MICHIKO N. EZELL**, deceased, and I do further certify that **HOWARD T. EZELL** is still acting **Executor** of the estate of **MICHIKO N. EZELL** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 7th day of Sept., 2017

RICHARD R. ROOKER, Clerk

D.C.