NEW OWNER :
Joan Marie Hooper and
James David Hooper
2603 Bluefield Ave.
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 875802 DEEDQC
06/22/2022 11:59:16 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220622-0071153

Map 095 Group__ Parcel 212.00

THIS INSTRUMENT PREPARED BY:
Kayla M. Costley, Attorney At Law
133 S. College Street
Lebanon TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KAYLA M. COSTLEY, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Mary Joanne Hooper** died on June 4, 2021 leaving a Last Will & Testament dated March 23, 1995. The Will was admitted to probate on November 22, 2021 in the Probate Court for Wilson County, Tennessee, Docket No. 2021PR251. **James David Hooper and Joan Marie Hooper** were duly appointed as Co-Executors, a copy of their Letters of Testamentary of the Estate of Mary Joanne Hooper, being attached hereto as *Exhibit A*. All debts of Decedent have been paid. A copy of the TennCare Release is attached hereto as *Exhibit B*. The Co-Executors, by signing this Deed, release any right the Co-Executors have to receive this property in the event of the subsequent insolvency of this Estate.

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Mary Joanne Hooper, **James David Hooper and Joan Marie Hooper,** the Co-Executors, do hereby convey, remise, release, unto **James David Hooper and Joan Marie Hooper, in equal shares, as tenants in common**, their heirs and assigns, all right, title and interest

in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 24 on the map of Bransford Realty Company's First Subdivision of Bluefields of record in Book 843, page 16, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Bluefield Avenue, the common corner of Lots No. 24 and No. 25 on said plan; running thence southerly along the boundary line between said Lots No. 24 and No. 25, 324.7 feet to a point in the north boundary of Lot No. 35; thence westerly along the north boundary of lot No. 35 100 feet to a point; thence northerly in a line parallel with the westerly boundary of Lot No. 25, 324.7 feet, more or less, to a point in the southerly margin of Bluefield Avenue; thence easterly along the southerly margin of Bluefield Avenue 100 feet to the point of beginning.

Being the same property conveyed to James W. Hooper, Jr. And wife, Mary Joanne Hooper, by Quitclaim Deed from James W. Hooper, Jr., dated March 14, 2006 of record in instrument number 20060320-0031506, Register's Office for Davidson County, Tennessee. James W. Hooper, Jr. died on April 9, 2016. Mary Joanne Hooper died on June 4, 2021.

This property description is the same as in the prior deed.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as **2603 Bluefield Ave., Nashville, Tennessee 37214.**

WITNESS MY SIGNATURE hereto this 16th day of June, 2022.

JAMES DAVID HOOPER, Co-Executor
for the Estate of Mary Joanne Hooper

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES DAVID HOOPER**, Co-Executor of the Estate of Mary Joanne Hooper, 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 16th day of June, 2022.

NOTARY PUBLIC

MARYAM MIKHAIL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES APRIL 26, 2025

My Commission expires: 4-26-25

WITNESS MY SIGNATURE hereto this 16th day of June, 2022.

JOAN MARIE HOOPER, Co-Executor
for the Estate of Mary Joanne Hooper

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOAN MARIE HOOPER**, Co-Executor of the Estate of Mary Joanne Hooper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of June, 2022.

MARYAM MIKHAIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES APRIL 26, 2025

NOTARY PUBLIC

My Commission expires: 4-26-25

****

The actual consideration or value, whichever is greater, for this transfer is $ - 0- (Distribution to Beneficiaries).

AFFIANT

Sworn to and subscribed to before me this 16th day of June, 2022.

My commission expires: 4-26-25

NOTARY PUBLIC

MARYAM MIKHAIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES APRIL 26, 2025

EXHIBIT
A

LETTERS TESTAMENTARY

PROBATE COURT OF WILSON COUNTY, TENNESSEE, AT LEBANON

In the matter of the Estate of Mary Joanne Hooper, Deceased
Docket No. 2021PR521

WHEREAS, it appearing to this Court that Mary Joanne Hooper has died and made a Last Will and Testament appointing you as Executor to the same, which Will has been exhibited in this Court and proved as the law directs, and said Executor having qualified according to law.

It is, accordingly, ORDERED that Letters Testamentary are hereby issued to James David Hooper and Joan Marie Hooper residents of Hermitage, TN being now therefore empowered to enter into and take possession of all property rights and credits of the Decedent and to administer this estate as required by the terms of the Will and by law.

Bond, Inventory and Accountings are waived.

WITNESS, Millie Sloan, Clerk of said Court, at office this 23rd day of Nov, 2021.

MILLIE SLOAN, Clerk & Master

By: _____
Deputy Clerk

STATE OF TENNESSEE
WILSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Personal Representative of the Last Will and Testament of Mary Joanne Hooper, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

James David Hooper, Co-Executor

SWORN AND SUBSCRIBED to before me this 23rd day of November, 2021.

April 26, 2025
My Commission Expires

Notary Public

MARYAM MIKHAIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES APRIL 26, 2025

STATE OF TENNESSEE
WILSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Personal Representative of the Last Will and Testament of Mary Joanne Hooper, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Joan Marie Hooper, Co-Executor

SWORN AND SUBSCRIBED to before me this 23rd day of November 2021.

April 26, 2025
My Commission Expires

Notary Public

MARYAM MIKHAIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES APRIL 26

STATE OF TENNESSEE
COUNTY OF WILSON

I, MILLIE SLOAN, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of Letters Testamentary issued to the above-named Personal Representative of the above estate, and I do further certify that the above-mentioned is still the acting Personal Representative of the estate and as such is entitled to full faith and credit, as appears from the records of my office at Lebanon, Tennessee.

WITNESS my hand and official seal at office this 23rd day of Nov, 2021.

DEPUTY CLERK

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

December 15, 2021

EXHIBIT
B

Joan Marie Hooper
133 S. College St.
Lebanon, TN 37087

RE: Hooper, Mary Joanne Date of Death: 6/4/2021 SSN: xxx-xx-0948
Our File Number: 51591

Joan Marie 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