Karen Johnson Davidson County
Batch# 882624 DEEDQC
06/30/2022 03:46:41 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220630-0076276

This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Hannah E. Laurenson and Bryan A. Laurenson 509 Freda Villa Madison, TN 37115	SAME	05111004900

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nelson D. Chambliss, Lesa C. Mulcahy and Carla C. Bruce,** (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Hannah E. Laurenson and husband, Bryan A. Laurenson,** (collectively the "Grantee"), their successors and assigns, all of their rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 88 on the plan of Oakland Acres, Section 10, as of record in Book 2900, Page 140, Register's Office for said county.

Said Lot No. 88 fronts 153.0 feet on the South side of Freda Villa Drive and extends back between Lines 254.3 feet on the East line and 252.3 feet on the West line to a dead line in the rear on which it measures 153.0 feet.

Being the same property conveyed to Hannah E. Laurenson and Bryan A. Laurenson, a married couple, and Carl B. Chambliss, a married man, by Cash Deed of record in **Instrument No. 20130729-00778419, Register's Office for Davidson County, Tennessee.** Carl B. Chambliss having since deceased on December 11, 2021, a widow, testate, said Will having been admitted into probate in Docket No.: P-3510, Chancery Court, Probate Division, for Cheatham County, Tennessee. Carl B. Chambliss is survived by his three legatees who are also his sole heirs-at-law, his children: Lesa C. Mulcahy, Carla C. Bruce and Nelson D. Chambliss. Lesa C. Mulcahy and Carla C. Bruce execute this instrument in their capacity as Co-Executors/Administrators of the Estate of Carl B. Chambliss. A copy of the TennCare Release has been attached hereto as **Exhibit "A."** Lesa C. Mulcahy, Carla C. Bruce and Nelson D. Chambliss individually execute this instrument conveying any and all interest they may have in and to the herein referenced real property as the sole heirs-at-law of Carl B. Chamblis.

Carl B. Chambliss and Carl Bernard Chambliss is one and the same person.
Carla C. Bruce and Carla J. Bruce is one and the same.
Lesa C. Mulcahy is one and the same as Lesa D. Mulcahy.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **509 Freda Villa, Madison, TN 37115.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS my hand on this 16th day of June, 2022.

LESA C. MULCAHY

STATE OF Washington)
COUNTY OF Snohomish)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LESA C. MULCAHY,** ~~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 this 16th day of June, 2022.

Notary Public
My Commission Expires: 09/01/2023

Clare E. Nordquist
Notary Public
State of Washington
Commission expires 09/01/2023
Lic# 155896

ESTATE OF CARL B. CHAMBLISS

LESA C. MULCAHY, Co-Executor

STATE OF Washington)
COUNTY OF Snohomish)

On this 16th day of June, 2022, before me, the undersigned a Notary Public in and for said County and State, personally appeared **LESA C. MULCAHY,** as Co-Executor, to me known to be the person who executed the foregoing instrument in behalf of The Estate of Carl B. Chambliss, and acknowledged that she executed the same as the free act and deed of the said Estate of Carl B. Chambliss.

Witness my hand and seal at Lynnwood, ~~Tennessee,~~ Washington this the 16th day of June, 2022.

Notary Public

My Commission Expires:
09/01/2023

Clare E. Nordquist
Notary Public
State of Washington
Commission expires 09/01/2023
Lic# 155896

WITNESS my hand on this 16th day of June, 2022.

CARLA C. BRUCE

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 **CARLA C. BRUCE**, 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 this 16th day of June, 2022.

Notary Public
My Commission Expires:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

ESTATE OF CARL B. CHAMBLISS

CARLA C. BRUCE, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of June, 2021, before me, the undersigned a Notary Public in and for said County and State, personally appeared **CARLA C. BRUCE**, as Co-Executor, to me known to be the person who executed the foregoing instrument in behalf of The Estate of Carl B. Chambliss, and acknowledged that she executed the same as the free act and deed of the said Estate of Carl B. Chambliss.

Witness my hand and seal at Davidson County Tennessee, this the 16th day of June, 2022.

Notary Public

My Commission Expires:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant – Carla C. Bruce

Subscribed and sworn before me on this 16th day of ~~March~~ June, 2022.

NOTARY PUBLIC
My Commission Expires:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

WITNESS my hand on this 16th day of June, 2022.

V Nelson D. Chambliss

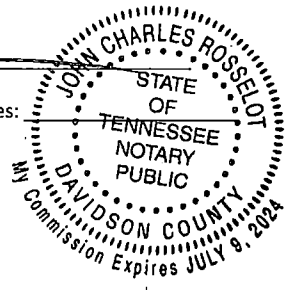
NELSON D. CHAMBLISS

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 **NELSON D. CHAMBLISS**, 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 this 16th day of June, 2022.

Notary Public
My Commission Expires:



TN Division of TennCare

EXHIBIT "A"

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

May 27, 2022

Jeffrey Grissim
1222 17th Avenue South
Nashville, TN 37212

RE: Chambliss, Carl Bernard Date of Death: 12/11/2021 SSN: xxx-xx-8275
Our File Number: 67785

Jeffrey Grissim:

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