Karen Johnson Davidson County
Batch# 890613 DEEDQC
07/18/2022 03:29:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220718-0082234

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.:
Agnes Woods and Marcus McGee 2820 Buena Vista Pike Nashville, TN 37218	SAME	070 02 0 029.00

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, **Agnes Woods**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Agnes Woods and Marcus McGee,** (collectively the "Grantee"), their successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

TRACT I:

BEING Lot No. 1 of the Henry Hill, Jr. etux, Mary Property Subdivision of record in Book 8250, page 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TRACT II:

BEING Lot No. 2 of the Henry Hill, Jr. etux, Mary Property Subdivision of record in Book 8250, page 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to **Felix Woods and wife, Agnes Woods** by Warranty Deed from **Henry Hill, Jr. and wife, Mary E. Hill** of record in Book No. **10771**, Page **450**, Register's Office for Davidson County, Tennessee. Felix Woods having since deceased on September 13th, 2017, intestate, Felix Woods is survived by his wife, Agnes Woods. Heirship Affidavit of record in Instrument No. 20220718-0082233 Registers Office for Davidson County, Tennessee.

Felix Woods is one and the same as Felix Monroe Woods.

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

This is improved property known as: **2820 Buena Vista Pike, Nashville, TN 37218.**

A copy of the TennCare Release for Felix Monroe Woods is attached hereto as **Exhibit "A"**

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.

WITNESS my hand on this 5th day of July, 2022.

Agnes Woods

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 **Agnes Woods**, 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 5th day of July, 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

Subscribed and sworn before me on this 5th day of July, 2022.

NOTARY PUBLIC
My Commission Expires:

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

Exhibit "A"

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

June 23, 2022

Jeffrey Grissim
1222 17th Avenue South
Nashville, TN 37212

RE: Woods, Felix Monroe Date of Death: 9/13/2017 SSN: xxx-xx-2679
Our File Number: 70096

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