This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 902425 DEEDWARRSP
08/12/2022 08:16:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220812-0091578

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
JuJu Harrell Trust Jonathan L. Harrell, Trustee 908 McLean Court Brentwood, TN 37027	Same as New Owner	171-03A143.00

SPECIAL WARRANTY DEED TO TRUSTEE

Whereas, James E. Harrell, III died on August 7, 2017, in Davidson County, Tennessee; and James E. Harrell, III is the same person as Jim E. Harrell, III; and at the time of his death Jim E. Harrell, III and wife, Julia Harrell, owned the real property described herein as tenants by the entirety; and his interest in the real property passed to Julia Harrell as the surviving tenant; and, whereas, the Bureau of TennCare estate recovery release is attached as **Exhibit A**; therefore,

For good and valuable consideration, receipt of which is hereby acknowledged, **Julia Harrell**, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Jonathan L. Harrell, Trustee of the JuJu Harrell Trust dated August 6, 2022,** hereinafter called Grantee, his heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, TN, being Lot No. 96 on the Plan of Fredericksburg, Section 6A, Resubdivision of Lots 95 and 96, of record in Book 7900, Page 509, amended in Book 8250, Page 791, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Jim E. Harrell, III and wife Julia Harrell,** by deed from **Ronald D. Aydelott and wife, Coleen M. Aydelott**, of record in Instrument No. 20020808-0095944 Register's Office for Davidson County, Tennessee.

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 908 McLean Court, Brentwood, Tennessee 37027.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, her heirs, successors and assigns in fee simple forever.

Grantee, as Trustee, has the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantee, her heirs, successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

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 6th day of August, 2022.

Julia Harrell

Julia Harrell, Grantor

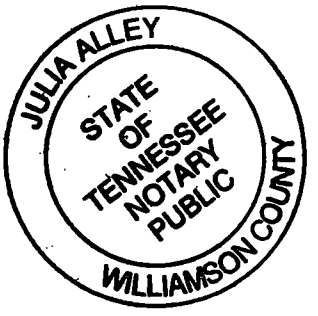
State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Julia Harrell with whom I am personally acquainted and who upon oath acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2022.

Julia Alley

Notary Public
My Commission Expires: 2/25/2026



State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Subscribed and sworn to before me this
6th day of August, 2022.

Jonathan L. Harrell

Jonathan L. Harrell, Trustee, Grantee

Julia Alley

Notary Public
My Commission Expires: 2/28/2026

JULIA ALLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

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

#

July 29, 2022

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

RE: Harrell, III, James Emmett Date of Death: 8/7/2017 SSN: xxx-xx-6794
Our File Number: 73313

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

