Karen Johnson Davidson County
Batch# 918280 DEEDWARR
09/19/2022 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220919-0104002

THIS INSTRUMENT PREPARED BY:
Russell E. Freeman, Attorney at Law
Freeman & Bracey, PLC
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37072

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NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(iv) & (viii)

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
WATCHTOWER BIBLE AND TRACT SOCIETYOF NEW YORK, INC. 100 Watchtower Drive Patterson, New York 12563	Same	060-120-124.00

EXECUTOR'S DEED

Lee Anna Jordan died testate on July 9, 2020, leaving a Last Will and Testament dated September 17, 2010. The Last Will and Testament was admitted to probate on January 15, 2019 in the Seventh Circuit Court Probate Division of Davidson County, Tennessee Docket No. 20P1478. Bobby Warner was appointed Executor and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Lee Anna Jordan, Bobby Warner, as Executor, sells, transfers and conveys to WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC., A NEW YORK CORPORATION duly formed and existing, the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being the easterly part of Lot 104 on the plan of Capital View Subdivision as of record in Book 974, pages 53 and 54, Register's Office for said County and the westerly part of Lot 10 on the map of W. H. Dodd's Resubdivision of a 26.25 acre tract composed of Lots 5 to 12 both inclusive, and Lots "A" and "B" on the plan of record in Book 843, page 99, said Register's Office, described as follows:

BEGINNING on the southerly margin of Hart Lane as widened, as the northeast corner of the property conveyed to Roy S. Bishop and wife, by deed from W. C. Allen, et al, of record in Book 2909, page 477, said Register's Office, thence with said Bishop's easterly line southwardly 250.1 feet to an iron pin, being said Bishop's southeast corner; thence south 83° 15' east 55 feet to an iron pin; thence northwardly 250.1 feet to the southerly margin of said Hart Lane, as widened; thence with same north 84° 30' west 60 feet to the beginning.

BEING the same property conveyed to John W. Jordan and wife Lee Anna Jordan by Deed from Lena Hester Street Baggett and husband Gerry J. Baggett, of record in Book 5254, page 785, Register's Office for Davidson County, Tennessee. The said John W. Jordan predeceased Lee Anna Jordan leaving her as the surviving tenant by the entirety. Lee Anna Jordan died testate, devising said real property to WATCHTOWER BIBLE AND TRACT

SOCIETY OF NEW YORK, INC., Seventh Circuit Court, Probate Division, Davidson County, Tennessee, and Case No. 20P1478.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Witness my hand this 16 day of SEPT, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED

Bobby Warner

BOBBY WARNER, Executor of the Estate of Lee Anna Jordan

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AFFIDAVIT OF VALUE

NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(1)(C)(iv) & (viii)

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William D Duke Jr, a Notary Public in and for said County and State, **BOBBY WARNER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executor of the Estate of Lee Anna Jordan,** the within named bargainor, and that he, as such Executor, executed the foregoing Instrument for the purpose therein contained, by signing as Executor of the Estate of Lee Anna Jordan.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

TN Division of TennCare

STATE OF TENNESSEE
DIVISION OF TENNCARE
310 GREAT CIRCLE ROAD, 4th FLOOR
NASHVILLE, TENNESSEE 37243
Phone# 866-389-8444 / Fax# 615-413-1941

8/7/2020

RUSSELL FREEMAN
LEGAL COUNSEL
PO BOX 527
GOODLETTSVILLE, TN 37072

RE: LEE JORDAN
Last Four Of SSN 3512

Dear RUSSELL FREEMAN:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

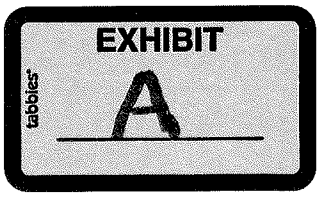
If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Tangela J. Howard

Tangela Howard
Supervisor



CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/16/22 [DATE].

AFFIANT SIGNATURE

9/16/2022
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 16 day of September, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

