Karen Johnson Davidson County
Batch# 933894 DEEDQC
10/26/2022 01:44:13 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221026-0116068

Prepared By
Tillman W. Payne, III
4117 Hillsboro Pike, Suite 103-193
Nashville, Tennessee 37215
(615) 735-2991

Grantor:

Estate of Velma L. Rollins
Jackie Gordon Agee, Executor
3 Jenkins Hill Lane
Alexandria, Tennessee 37012

Map: 119-8; Parcel: 009.00.

Grantee:

Aquilino Romero Vasquez
1944 Laurinda Drive, Unit B
Nashville, Tennessee 37217

Send Tax Notice to New Owner:

Aquilino Romero Vasquez
1944 Laurinda Drive, Unit B
Nashville, Tennessee 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten Dollars and 00/100s $(10.00).

Jackie Gordon Agee
Affiant

Sworn to and subscribed before me, this 12th day of October 2022.

Theresa Castor
Notary Public

My Commission Expires: 08-16-2026

THERESA CASTOR
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 8-16-2026

EXECUTOR'S QUITCLAIM DEED

Velma L. Rollins died on October 4, 2021, leaving a will dated, September 20, 2020. The will was admitted to probate on April 1, 2022 in the Davidson County Probate Court at Nashville, Tennessee, Docket Number 22P-525. The Will named Jackie Gordon Agee as Executor. The Executor is duly qualified. All debts of the decedent have been paid.

The Executor by signing this Deed releases any right the Executor has to recover this property in the event of subsequent insolvency of this estate. In accordance with the provisions of the will of Velma L. Rollins, deceased, the Executor, Jackie Gordon Agee, quitclaims to Aquilino Romero Vasquez all rights, title and interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 169 on the Plan of GlenCliff Estate, Section VII, as of record Book 2331, page 73, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Wimpole Drive at the corner of Lots 169 and 170; thence with the line between said lots northerly 163.7 feet to a point; thence easterly 170 feet to the West margin of Thompson Lane; thence with the margin of the same southerly 121 feet to the beginning of a curve; thence around said curve westerly 39.3 feet to the northerly margin of Wimpole Drive; thence with the margin of the same westerly 103.2 feet to the point of BEGINNING.

SUBJECT to restrictive covenants in Book 2101, Page 339, said Register's Office, the Plan of Record in Book 2331, Page 73, said Register's Office, and all local government planning, building and zoning regulations.

AND BEING the same property conveyed to Velma L. Robinson, a one-half (1/2) undivided interest, and Chester Carmack, a one-half (1/2) undivided interest, by Warranty Deed from Carl Armstrong and wife, Frances Armstrong, of record in Book 5526, Page 552, Register's Office for Davidson County, Tennessee. Chester Carmack conveyed his one-half (1/2) interest to Marshall Agee and wife, Ruth Agee by Warranty Deed dated March 20, 1981 of record in Book 5725, Page 86, Register's Office for Davidson County, Tennessee. Marshall Agee died on June 29, 2006 and Ruth Agee was vested in fee simple title to said one-half (1/2) undivided interest in this property as the surviving tenant by the entirety. Ruth Agee died July 7, 2017 testate in Smith County, Tennessee with Will of record in Will Book R, Pages 472-476, Clerk & Master's Office, Smith County, Tennessee. Velma L. Rollins and Velma Agee Rollins are the same.

AND BEING the same property conveyed to Velma Agee Rollins, a one-half (1/2) undivided interest, on November 29, 2017, by Executor Deed from Beverly Agee, Executor of the Estate of Ruth Agee, of record as Instrument Number 20171129-0121525, Register's Office for Davidson County, Tennessee.

Being the same property commonly known as 427 East Thompson Lane, Nashville, Tennessee 37211.

This transfer is by quitclaim and the Executor makes no warranties about the title.

Witness my hand at Carthage, Tennessee this 12th day of October 2022.

Estate of Velma L. Rollins

By: Jackie Gordon Agee, Executor

Signature of Executor: Jackie Gordon Agee

STATE OF TENNESSEE)
COUNTY OF SMITH)

Personally appeared before me, THERESA CASTOR, a Notary Public of said County and State, JACKIE GORDON AGEE, the within named bargainor, 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.

Jackie Gordon Agee
JACKIE GORDON AGEE

Witness my hand, at Office, this 12th day of October 2022.

Theresa Castor
Notary Public

My Commission Expires: 08-16-2026

THERESA CASTOR
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 8-16-2026

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

March 21, 2022

Tillman Payne
4117 Hillsboro Pike, Ste 103-193
Nashville, TN 37215

RE: Rollins, Velma L. Date of Death: 10/4/2021 SSN: xxx-xx-3052
Our File Number: 60473

Tillman Payne:

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