Karen Johnson Davidson County
Batch# 937316 DEEDWARRSP
11/02/2022 04:02:30 PM 5 pgs
Fees: $28.00 Taxes: $753.42
20221102-0118532

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Christy Hoskinson
1113 McChesney Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
Same as new owner

TAX MAP/PARCEL #
Map 072-03-0
Parcel 036.00

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, We, **CHRISTY HOSKINSON, Executrix of the Estate of Lucille M. Kennedy Lynn, CHARLES WEBB, JR., and FOSTER L. ROBINSON, Individually and as the Executor of the Estate of Charlotte L. Robinson,** grant, convey and demise to **CHRISTY HOSKINSON** the following described property:

Land in Davidson County, Tennessee, being the west half of Lot No. 225 on the Map of a revised part of Inglewood Place, of record in Book 421, Page 137, R. O. D. C., Tennessee.

Said part of Lot No. 225 fronts 50 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Lucile M. Lynn, unmarried by Norman David Morris, unmarried, by warranty deed of record in Book 9353, Page 399, Register's Office for Davidson County, Tennessee. The said Lucile M. Lynn, being the same person as Lucille M. Kennedy Lynn, died on December 10, 2018, unmarried and testate. Her Will was admitted to probate, and Christy Hoskinson appointed Executor, by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 19P-160, entered February 7, 2019. By her said Will, she ordered her real property to be sold by the Executor, providing further that the children could agree to some other disposition. Christy Hoskinson, Charlotte Robinson, and Charles Webb, Jr., being all of the children she had during her life, were the residual beneficiaries of said Will. Charlotte L. Robinson, being the same person as Charlotte Robinson, subsequently died on February 7, 2020, married and testate. Her Will was admitted to probate, and Foster L. Robinson appointed Executor, by order of the Seventh Circuit Court for Davidson County, Tennessee, Case. 22P-1776, entered 10/18/ 2022. By her said Will, she devised her interest in the within property to Foster L. Robinson. This conveyance is accomplished under the Will of Lucille M. Kennedy Lynn as an agreement of her children and, in the case of Charlotte Robinson, the sole beneficiary of her Will. Tenncare releases of the estates of Lucille Lynn and Charlotte Lou Robinson are attached as exhibits hereto.

This is improved property known as 1113 McChesney Avenue, Nashville, Tennessee 37216.

We, the within Grantors, convey as heirs and devisees, conveying all of the right, title and interest that we might or can convey as such heirs and devisees, warranting title to the Grantee against all claims made by, through, or under us, but not further or otherwise.

Witness the signature of the Grantors on November 2, 2022.

Christy Hoskinson

Charles Webb, Jr.

Foster L. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Christy Hoskinson, Charles Webb, Jr., and Foster L. Robinson**, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal on November 2, 2022.

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $203,627.00.

Affiant

Sworn to and subscribed before me this date: 11/2/2022

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A – TWO PAGES
TENNCARE RELEASES

Copy

EFILED 08/03/20 01:40 PM CASE NO. 19P160 Richard R. Rooker, Clerk

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

2/8/2019

DANIEL WISCHHOF
LEGAL COUNSEL
405 TWO MILE PIKE 2B
GOODLETTSVILLE, TN 37072

RE: LUCILE LYNN
Last Four Of SSN [redacted]

Dear DANIEL WISCHHOF:

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

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

August 29, 2022

Daniel L. Wischhof
124 Long Hollow Pike
Goodlettsville, TN 37072

RE: Robinson, Charlotte Lou Date of Death: 2/7/2020 SSN: xxx-xx-5712
Our File Number: 76369

Daniel L. Wischhof:

This letter serves as notification of the release of the State of Tennessee's TennCare claim against the referenced estate pursuant to T.C.A. § 71-5-116(c) because Charlotte Lou Robinson is survived by a spouse. This release of claims 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 T.C.A. § 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

Spouse 2021-1

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 2nd day of November, 2022.

Date: 11-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 2nd day of November, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY