Karen Johnson \ Davidson County
Batch# 949661 DEEDQC
12/08/2022 03:08:23 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221208-0128111

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Roy Askew Brown	Same	135 12 0A 009.00
510 N. Longview Street		135 12 0A 080.00
Kilgore, TX 75662		

IN ORDER TO ADMINISTER THE ESTATE OF MARGARET M. BROWN, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **ROY ASKEW BROWN**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to William O. Brown by Warranty Deed from Peter A. Trimpe and wife, Catherine W. Trimpe, of record in Book 5289, Page 213, Register's Office for Davidson County, Tennessee.

William O. Brown passed away on the 18th day of July, 2016, and the above-described property passed to his wife, Margaret M. (Peggy) Brown under his Last Will and Testament dated August 1, 2013 and of record in the Probate Court for Davidson County, Tennessee, Docket No. 16P-1393.

Margaret M. Brown passed away on the 18th day of May, 2021, and the above-described property passed to her step-son, Roy Brown, under her Last Will and Testament dated January 18, 2017 and of record in the Probate Court for Davidson County, Tennessee, Docket No. 22P110.

On April 28, 2022, MARGARET M. BROWN'S probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P110, and JOHN P. BROWN III was appointed as the Executor of the Estate. A copy of the TennCare Release of William O. Brown is attached as **Exhibit B**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

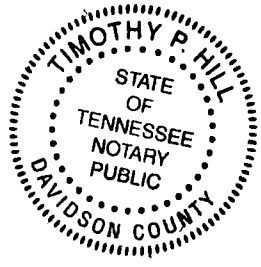
This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

John P Brown, III
Affiant

SUBSCRIBED AND SWORN TO before me this 8th day of December, 2022.

Timothy P. Hill
Notary Public

My Commission Expires: 10/2/23



This is improved property known as 2017 Nashboro Boulevard, Nashville, TN 37217.

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.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in his official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this _____ day of December, 2022.

ESTATE OF MARGARET M. BROWN

BY: John P Brown, III
JOHN P. BROWN, III, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named JOHN P. BROWN III, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that he has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Margaret M. Brown and acknowledged that he is the Executor of the Estate of Margaret M. Brown, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Margaret M. Brown.

Witness my hand and official seal this 8th day of December, 2022.

Timothy P. Hill
NOTARY PUBLIC

My Commission Expires: 10/2/23.

TIMOTHY P. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

An interest in all that tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee. Said interest being Unit 2017 of Nashboro Village Twelve (12) Condominium, and Garage Unit No. 2017 G of said Condominium, as shown on Master Plot Plan for Nashboro Village Twelve (12) Condominium, Prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve (12) Condominium, Recorded in Deed Book 4827, page 30, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 2.28% interest in the Common Elements of the Nashboro Village Twelve (12) Condominium. This conveyance is subject to all of the provisions of said Master Deed and the provisions of the Horizontal Property Act, Tennessee Code Annotated 64-2701, et seq., and the subsequent legally adopted amendments to said Master Deed, which provisions the Grantee herein assumes and agrees to observe and perform, and to all zoning ordinances, easements and restrictions of record, and all ad valorem taxes for the current year.



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 20, 2021

Harlan Dodson
1310 6th Ave. North
Nashville, TN 37208

RE: Brown, William Orley Date of Death: 7/18/2016 SSN: xxx-xx-1980
Our File Number: 41161

Harlan Dodson:

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 only releases TennCare's claim against the Decedent's probate estate. It does not release any trust, assets held in trust, or trustees. If you need a release for a trust, you must contact TennCare at 844-629-0941 or e-mail a copy of the Decedent's death certificate to estate.recovery@tn.gov.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit

No Ben 2020-1

