THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNERS:
Morgna Steven Smith
5144 Whites Creek Pike
Whites Creek, TN 37189

Map/Parcel: 51-15 A 40.00

SEND TAX BILLS TO: Same

EXECUTOR'S DEED

Carl Smith died on January 2, 2022, leaving a Last Will and Testament dated March 19, 2018. The Last Will and Testament was admitted to probate on May 12, 2022 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 22P-204. Morgan Steven Smith 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 Carl Smith, Morgan Steven Smith, as Executor, sells, transfers and conveys to Morgan Steven Smith, the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. J40 as shown on the Plat of Quail Creek, of record in Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et. seq., said Register's Office.

BEING the same property conveyed to Carl Smith, unmarried, by deed from Euvia M. McIntosh and wife, Marsha E. McIntosh and Larry Gayle McIntosh, unmarried, of record in Book 8604, Page 304, Register's Office for Davidson County, Tennessee.

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

Karen Johnson Davidson County
Batch# 959298 DEEDWARR
01/09/2023 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230109-0001688

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me,
this 6 of January, 2023.

Affiant

My Commission Expires: 7/22/25

Notary Public

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Witness my hand this 6 day of January, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

Morgan Steven Smith, Executor

MORGAN STEVEN SMITH, Executor of the Estate of Carl Smith

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **MORGAN STEVEN SMITH**, 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 Carl Smith,** 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 Carl Smith.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 6 day of January, 2023.

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

NOTARY PUBLIC

My Commission Expires: 7/22/25

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

February 8, 2022

Russell E. Freeman
885 Conference Dr., Ste. 500
Goodlettsville, TN 37072

RE: Smith, Carl Date of Death: 1/2/2022 SSN: xxx-xx-9443
Our File Number: 56186

Russell E. Freeman:

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

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 1/6/23 [DATE].

AFFIANT SIGNATURE

1/9/23

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 9 day of January, 2023.

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

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025