Karen Johnson Davidson County
Batch# 961820 DEEDQC
01/18/2023 08:08:14 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230118-0003892

This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
P O Box 546
Brentwood, TN 37024-0546

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Linda L. Jenkins and Freda J. Dorris 3116 Ironwood Drive Nashville, TN 37214	Same as New Owner	168-00-0-086.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Margaret Lucille Jenkins died on March 22, 2022 leaving a Last Will and Testament dated September 29, 2003; and, whereas the will was admitted to probate on July 27, 2022 in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 22P1066; and, whereas, Linda L. Jenkins and Freda J. Dorris were duly qualified as Co-Personal Representatives; and whereas the estate is solvent; and, whereas, the time for filing creditor claims has expired and all claims filed against the estate of the decedent have been paid, released or adjudicated; and, whereas, the Bureau of TennCare estate recovery release is attached as Exhibit A; and,

Whereas, the Last Will and Testament of Margaret Lucille Jenkins devises the decedent's real property to **Linda L. Jenkins and Freda J. Dorris in equal shares**, and directs the real property to be administered as part of the estate subject to the control of the Personal Representative; therefore:

Linda L. Jenkins and Freda J. Dorris as Co-Personal Representatives of the Estate of Margaret Lucille Jenkins, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Margaret Lucille Jenkins, does hereby quitclaim, transfer and convey unto **Linda L. Jenkins and Freda J. Dorris in equal shares as tenants in common**, hereinafter called Grantees, their heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT B

Being the same property conveyed to **Margaret Lucille Jenkins** by deed from **Robert M. Pautienus, III** for the express purpose of carrying out the intent purpose of transferring property from Boyde Kensey Jenkins and wife, Margaret Lucille Jenkins as joint tenants with right of survivorship to Margaret Lucille

Jenkins as the surviving joint tenant of record in Instrument #20111229-0101886 Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 8955 Highway 100, Nashville, Tennessee 37221.

By executing and delivering this deed, Grantor releases Grantor's right to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this January 13, 2023.

Linda L. Jenkins Co-Personal Representative of Estate of Margaret Lucille Jenkins, Grantor

Freda J. Dorris, Co-Personal Representative of Estate of Margaret Lucille Jenkins, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Linda L. Jenkins and Freda J. Dorris, with whom I am personally acquainted and who upon oath acknowledged: they are the Co-Personal Representatives of the Estate of Margaret Lucille Jenkins; the facts concerning identification and title to land stated in the within and foregoing instrument are true; and being authorized to do so, they executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the January 13, 2023.

Notary Public
My Commission Expires: 2-28-2026



State of Tennessee
County of Williamson

The actual consideration for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Subscribed and sworn to before me this
January 13, 2023

Julia Alley
Notary Public
My Commission Expires: 2-28-2026

Linda L. Jenkins
Linda L. Jenkins, Grantee

Freda J. Dorris
Freda J. Dorris, Grantee

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

#

June 8, 2022

Julia M. Alley
P.O. Box 546
Brentwood, TN 37024

RE: Jenkins, Margaret Lucille Date of Death: 3/22/2022 SSN: xxx-xx-5795
Our File Number: 68584

Julia M. Alley:

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

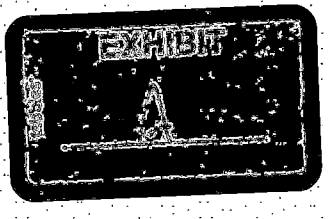


EXHIBIT B

LAND IN THE 9TH, FORMERLY 14TH CIVIL DISTR CT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS;

BEGINNING AT A STAKE 660 FT, FROM THE HICKS CORNER ON THE SOUTHERLY MARGIN OF THE NEW NASHVILLE AND CENTERVILLE ROAD, NOW KNOWN AS HIGHWAY #100 BEING THE CARTER CORNER, THENCE WITH THE CARTER LINE SOUTHWARDLY 3161, FEET MORE OR LESS TO THE NORTHERLY LINE OF THE MORTON PROPERTY THENCE WESTWARDLY 210 FEET TO A STAKE IN THE MORTON LINE, THENCE NORTHERLY 3161 FEET MORE OR LESS TO THE SOUTHERLY MARGIN OF HIGHWAY #100 THENCE EASTWARDLY WITH SAID HIGHWAY 210 FEET, TO A STAKE THE CARTER CORNER AND THE BEGINNING CORNER OF THIS TRACT, CONTAINING 15 ACRES MORE OR LESS. BEING A PART OF THE PROPERTY CONVEYED TO JESSE M. SAWYERS AND WIFE ETHER M. SAWYERS BY DEED FROM C.D. BREEDLOVE AND WIFE, REBECCA BREEDLOVE, OF RECORD IN BOOK 1286 PAGE 498, REGISTER'S OFFICE FOR SAID COUNTY.