Karen Johnson Davidson County
Batch# 961877 DEEDQC
01/18/2023 09:09:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230118-0003967

THIS INSTRUMENT PREPARED BY:

Martha C. Child, BPR 007213
Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Address New Owner:
Emma Oweida Floyd
1249 1st Ave. S.
Nashville, TN 37210

Send Tax Bills To:

Same

Map & Parcel Nos.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Roderick Owens
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27 DAY OF December, 2022.

MARTHA C. CHILD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES:
5-8-2025

Martha C. Child
NOTARY PUBLIC

EXECUTOR'S QUITCLAIM DEED

1. RECITALS

1. George L. Floyd died testate on September 20, 2022, a resident of Nashville, Davidson County, Tennessee. George L. Floyd was the owner of the below-described property.

2. The Undersigned, Roderick Owens, was appointed as Executor under the provisions of the Last Will and Testament of George L. Floyd dated September 7, 2017 which was admitted to probate on November 23, 2022 under docket number 22P1982, Office of the Probate Court for Davidson County, Tennessee.

3. The Decedent owned land in Davidson County, Tennessee more particularly described below and is described in Book 4599, Page 638, Register's Office for Davidson County, Tennessee.

4. All debts and claims of the Decedent have been paid. No taxes were due. A TennCare release was received from the Tennessee Bureau of TennCare releasing the

estate from any claim or liability. A copy of the release from the Bureau of TennCare is attached as Ex. "A".

5. Pursuant to the provisions of the afore-referenced Last Will and Testament of the Decedent, Emma Oweida Floyd, wife of the decedent, received all of the herein below described property.

6. Pursuant to the Last Will and Testament of George L. Floyd, Executor Roderick Owens hereby bargains, transfers, and quitclaims and conveys any and all right, title, or interests that he as Executor may now, or forever have in and to the following described property to Emma Oweida Floyd:

TRACT NO.1

Being the rear portion of Lot No. 15 on the Plan of the re-subdivision of the D.F. Wilkins' property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee.
Said rear portion of Lot No. 15 fronts 41 feet on the Northside of South Hill Street with the west line fronting on a 20 feet alley and extends back at right angles 50 feet to the Southwest corner of Lot No. 16; thence, at right angles along boundary line of Lots 15 and 16, 38 feet to a point; thence along a picket fence southerly 50 feet to the North curb of South Hill Street, where said lot fronts, as aforesaid.

Being the same property conveyed to George L. Floyd by Deed from Eugene Coleman and wife Jimmie Coleman, of record in Book 4599, Page 638, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

Being Lot No. 19 on the plan of the resubdivision of the D.F. Wilkins' property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 50 feet on the westerly side of First Avenue, South, formerly Maple Street, and runs back between parallel lines 183 ½ feet to an alley.

Being the same property conveyed to George L. Floyd by deed from Eugene Coleman and wife Jimmie Colemanof record in Book 4599, Page 638, Register's Office for Davidson County, Tennessee.

Tract 1 is improved property known as 1257 First Avenue, South, Nashville, Tennessee 37210.
Tract 2 is improved property known as 42-B Hart Street (also known as 8 Hart Street) , Nashville, Tennessee 37210.

The above description was taken from prior deed of record, a copy of which was provided by Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand this 27 day of Dec., 2022.

Roderick Owens

Roderick Owens, Executor
of the Estate of George L. Floyd, Sr.
Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, a Notary Public in and for said County and State, Roderick Owens, with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to his identity, and who acknowledged that he executed the within instrument (EXECUTOR'S QUITCLIAM DEED) for the purpose therein contained and in his official capacity as Executor of the Estate of George L. Floyd, Deceased.

WITNESS my hand, at office, this 27 day of December, 2022.

Martha C. Child

Notary Public
My commission expires: 5-5-2025

MARTHA C. CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Probate Docs.

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
#

December 14, 2022

Martha Child
392 Harding Pl., #215
Nashville, TN 37211

RE: Floyd, Sr., George Lee Date of Death: 9/20/2022 SSN: xxx-xx-5661
Our File Number: 85345

Martha Child:

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