Karen Johnson Davidson County
Batch# 962434 DEEDWARR
01/19/2023 11:37:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230119-0004418

This Instrument was prepared by:
Nashville Law Offices, PLLC
500 Church Street
Nashville, TN 32219

EXECUTOR'S DEED

FROM: JENNIFER ROBERTS, EXECUTOR OF THE ESTATE

TO: JENNIFER ROBERTS, BENEFICIARY

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.:**
3703 Dickerson Pike	**3703 Dickerson Pike**	**Map 29**
Lot 7	**Lot 7**	**Parcel 243**
Nashville, TN 37207	**Nashville, TN 37207**	

Cecil Roberts died on July 19, 2021, leaving a will dated May 7, 2020. The will was admitted to probate on February 16, 2022 in the Probate Court, Davidson County, Tennessee, Docket No. 21P2210. Jennifer Roberts was appointed the executor and is 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 will of Cecil Roberts, Jennifer R. Roberts, sells, transfer and conveys to the sole beneficiary, Jennifer R. Roberts, the following described real estate in Davidson County, Tennessee:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, January 24, 1967, as follows:

Beginning at a point on the westerly margin of Eaton's Creek Road, said point being North 9 degrees 40 minutes West 1050 feet from the intersection of said Eaton's Creek Road and a point in the eastern boundary line of the property conveyed to Thomas Tyler Baggott, Jr., and wife, of record in Book 2143, Page 52, Register's Office for said County; thence North 81 degrees 45 minutes West 530.5 feet; thence North 16 degrees 15 minutes East 116 feet; thence South 82 degrees 30 minutes East 483.2 feet to the westerly margin of Eaton's Creek Road; thence with the same around a slight curve southeasterly 250 feet to the beginning, containing 3 acres, more or less.

Being part of the same property conveyed to Raymond E. Foster and Wife, Jane W. Foster, by Delores Elaine Bolling, or record in Deed Book 7008, Page 550, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Jennifer R. Roberts, her successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, we, as executor only, do covenant with the said grantee, that we, as the executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And *I*, as the executor only, do further covenant and bind ourselves and representatives, to warrant and forever defend the title to said land to the said grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Estate of Cecil Roberts

BY: Jennifer R. Roberts
Jennifer R. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSONp

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, Jennifer R. Roberts, The within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 6th day of December, 2022.

KRISTIN CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/6/2025

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

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

October 28, 2021

Jennifer R. Roberts
3703 Dickerson Pike Lot 7
Nashville, TN 37207

RE: Roberts, Cecil Date of Death: 7/19/2021 SSN: xxx-xx-5494
Our File Number: 47333

Jennifer R. Roberts:

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