Karen Johnson Davidson County
Batch# 964551 DEEDWARR
01/26/2023 08:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230126-0005891

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

ADDRESS NEW OWNERS:
Kirk D. Keathley
Kyle D. Keathley

c/o Kirk D. Keathley
203 Gatone Dr.
Hendersonville, Tennessee 37075

Map/Parcel: 26-16-31

SEND TAX BILLS TO: Same

EXECUTOR'S DEED

Mary Virginia Keathley died on March 6, 2022, leaving a Last Will and Testament dated September 7, 2018 . The Last Will and Testament was admitted to probate on April 26, 2022 in the Chancery Court of Sumner County, Tennessee (Probate Division) Docket No. 2022PR-262. Kirk D. Keathley and Kyle D. Keathley were appointed Co-Executors and duly qualified. All debts of the decedent have been paid. A copy of TennCare Releases are attached as Exhibit A. The Co-Executors by signing this Deed releases any right the Co-Executors have 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 Mary Virginia Keathley, 2022PR-262, Kirk D. Keathley and Kyle D. Keathley, as Co-Executors, sell, transfer and convey to Kirk D. Keathley and Kyle D. Keathley, pursuant to the terms of the Last Will and Testament of Mary Virginia Keathley, as tenants in common, the following described real estate in Davidson County, Tennessee:

Being Lot #59 on the Plan of Section III, Mansker Meadows, as of record in Book 2900, Page 26, Register's Office for said County.

Said Lot fronts 94.65 feet on the easterly side of Cumberland Hills Drive, and runs back between lines 321.83 feet on the southerly line and 236.95 feet on the northerly line to a deed line in the rear on which it measures 154.73 feet

Being the same real property conveyed to Milton G. Keathley and wife, Mary Virginia P. Keathley, by deed from George T. Swint, and wife, Phyllis F. Swint, of record in Book 4139, page 404, said Register's Office for Davidson County, TN, The said Milton G. Keathley, died 09/02/2021, leaving Mary Virginia P. Keathley as surviving tenant by entirety.

This is the same description as in previous deed of record.

This improved property known as **207 Cumberland Hills Dr. Madison, TN 37115.**

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

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 20 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 20 day of January, 2023, the bargaining party having caused my name to be signed hereto on said day and date.

co-executor

KIRK D. KEATHLEY, Executor of the Estate of Mary Virginia Keathley

co-exec

KYLE D. KEATHLEY, Executor of the Estate of Mary Virginia Keathley

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, **KIRK D. KEATHLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Co-Executors of the Estate of Mary Virginia Keathley,** the within named bargainor, and that he, as such Co-Executors, executed the foregoing Instrument for the purpose therein contained, by signing as Co-Executors of the Estate of Mary Virginia Keathley.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of January, 2023.

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

Caitlin Turner
NOTARY PUBLIC

My Commission Expires: 7/22/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **KYLE D. KEATHLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Co-Executors of the Estate of Mary Virginia Keathley,** the within named bargainor, and that he, as such Co-Executors, executed the foregoing Instrument for the purpose therein contained, by signing as Co-Executors of the Estate of Mary Virginia Keathley.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of January, 2023.

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

Caitlin Turner
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

#

March 31, 2022

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

RE: Keathley, Mary Virginia Date of Death: 3/6/2022 SSN: xxx-xx-6952
Our File Number: 61652

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 1/20/23 [DATE].

AFFIANT SIGNATURE

1/24/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 24 day of January, 2023.

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

