Karen Johnson Davidson County
Batch# 969036 DEEDQC
02/08/2023 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230208-0009330

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

This document prepared from information furnished by the parties and no title search was performed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2 DAY OF ~~JANUARY~~ Feb, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 07-09-2024

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Charlotte D. Gambill
Antonia J. Deering
1700 Riverside Dr
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same as new owner

TAX MAP/PARCEL NO:
53-03-0

435.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We, **ANTONIA J. DEERING and CHARLOTTE DEAN GAMBILL,** by these presents do hereby quitclaim and convey unto **CHARLOTTE DEAN GAMBILL for life, with the remainder to ANTONIA J. DEERING, her heirs and assigns,** all of our right, title and interest in and to the following described parcel of land in **Davidson County, Tennessee**, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee described as follows:

Being Lot No. 21 of Section "F" Village of Old Hickory as shown on revised plan of record in Book 1424, page 131, dated January 6, 1950, R. O. D. C. Tennessee.

Said Lot No. 21 fronts 105 feet on the West side of Riverside Drive and runs back 147 feet on the north line and 130.5 feet on the south line to a broken line and measuring 75 feet thereon.

Being the same property conveyed to Hugh W. Gambill and Ava A. Gambill by deed from E. I. Dupont of record in Book 1876, page 306, R. O. D. C., Tennessee and subsequently conveyed by Hugh W. Gambill to Ava A. Gambill by warranty deed of record in Book 2535, page 127, said Register's Office. Ava A. Gambill died, unmarried, on 9/8/2013 survived by Antonia J. Deering and Charlotte Dean Gambill, all of the children she had during her life, as evidenced by an Affidavit of Heirship registered herewith. A Tenncare release of Ava A. Gambill is attached hereto as Exhibit A.

THIS IS IMPROVED PROPERTY KNOWN AS: 1700 Riverside Drive, Old Hickory, Tennessee 37138.

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the hands and seals of the Grantors on ~~January~~ Feb 8, 2023.

Charlotte Dean Gambill **Antonia Joyce Deering**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charlotte Dean Gambill and Antonia Joyce Deering,** the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of February 2023.

Notary Public (SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/6/2026

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
#

January 11, 2023

Daniel L. Wischhof
124 Long Hollow Pike
Goodlettsville, TN 37072

RE: Gambill, Ava Joyce Date of Death: 9/8/2013 SSN: xxx-xx-6522
Our File Number: 87095

Daniel L. Wischhof:

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 A

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 8TH day of February, 2023.

Date: 02-08-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 8TH day of February, 2023.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY