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

ADDRESS NEW OWNERS:
Kimmy Henderson

2937 Lower Walkers Creek Road
Goodlettsville, TN 37072

Map/Parcel: 01700027900

SEND TAX BILLS TO: Same

Karen Johnson Davidson County
Batch# 969163 DEEDWARR
02/09/2023 09:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230209-0009471

EXECUTOR'S DEED

Carrah C. Russell died on January 22, 2022, leaving a Last Will and Testament dated August 17, 2010. The Last Will and Testament was admitted to probate on July 8, 2022 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 2022P-820. Kimmy Colleen Russell Henderson was appointed Executrix and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Executrix by signing this Deed releases any right the Executrix has 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 Carrah C. Russell, Kimmy Colleen Russell Henderson, as Executrix, sells, transfers and conveys to Kimmy Colleen Russell Henderson the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, No. 271, dated May 29, 1982, as revised by Rocky L. Montoya, Surveyor on July, 9, 1984, as follows:

BEGINNING at an iron pin in the westerly margin of Walker's Creek Road, a corner to the property conveyed to J. G. Allison of record in Book 4363, page 547, Register's Office for Davidson County, Tennessee; thence continuing with the westerly margin of said road, South 30° 00' West 331.00 feet to an iron pin; thence , North 84° 40' West 1245.41 feet to an iron pin; thence, North 3° 00' East 250.00 feet to a post in the line of Allison; thence, with the line of Allison, along an existing fence, South 86° 30' East 1418.00 feet, to the point of beginning and containing 8.86 acres, more or less.

Being the same property conveyed to Thomas W. Russell and wife, Carrah Russell of record in Book 6344, page 889, Register's Office for Davidson County, Tennessee; and Thomas W. Russell died on December 14, 1988, survived by his wife, Carrah C. Russell, surviving tenant by the entirety. Carrah Russell and Carrah Colleen Russell are one and the same person.

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 6 of February, 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 6 day of February, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

Kimmy Henderson Executrix

KIMMY COLLEEN RUSSELL HENDERSON,
Executrix of the
Estate of Carrah Russell

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, **KIMMY COLLEEN RUSSELL HENDERSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix of the Estate of Carrah Colleen Russell,** the within named bargainor, and that she, as such Executrix, executed the foregoing Instrument for the purpose therein contained, by signing as Executrix of the Estate of Carrah Colleen Russell.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 6 day of February, 2023.

Caitlin Turner
NOTARY PUBLIC

My Commission Expires: 7/22/25

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

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 2/6/2023 [DATE].

AFFIANT SIGNATURE

2/9/23

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 9 day of February, 2023.

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

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

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
#

April 13, 2022

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

RE: Russell, Carrah Colleen Date of Death: 1/22/2022 SSN: xxx-xx-1932
Our File Number: 63267

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

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