Karen Johnson Davidson County
Batch# 969497 DEEDQC
02/10/2023 01:42:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230210-0009959

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
DONNA JAN JOHNSON	Same	061 02 0 073.00
5500 Brown's Mill Road		
Lascassas, TN 37085		

IN ORDER TO ADMINISTER THE ESTATE OF JEANETTE BAKER COBB, **DONNA JAN JOHNSON**, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **DONNA JAN JOHNSON**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Being lot No. 314 on the Plan of Gra-Mar Acres, First Addition to Section No. 6, as of record in book 2663, page 34, Register's Office for said County, described as follows:
> Beginning on the westerly margin of Graycroft Avenue at a point north 89° 14'west 5 feet from the northeast corner of the property conveyed to T.C. Hooper and wife, Thelma E. Hooper by deed from Loretta Harper Ransom, of record in book 2540, page 58, said Register's Office; thence with the westerly margin of Graycroft Avenue north 4° 04' east 137.82 feet to the beginning of a curve; thence around said curve having a radius of 20 feet northwesterly 31.42 feet to the southerly margin of Stanvid Drive; thence withthe same westerly 234.47 feet to the easterly margin of the Sweeney-Clark Realty Company, Inc. future development property; thence with said company's eastern boundary line south 4° 04' west 172.50 feet to the northwest corner of the said Hooper property; thence with said Hooper's northern boundary line south 89° 14' east 254.89 feet to the beginning.

Being the same property conveyed to Tyrus Raymond Cobb and wife, Jeanette B. Cobb of record in Book 91, page 556 in Register's Office for Davison County, Tennessee,

Tyrus Raymond Cobb passed away on the 24th day of January, 1993, and the property passed to Jeanette Baker Cobb by operation of law.

JEANETTE BAKER COBB passed away on the 4th day of March, 2021.

On October 19, 2022, **JEANETTE BAKER COBB**'s probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P399, and **DONNA JAN JOHNSON** was appointed as the Executor of the Estate. The sole

heir under the last will and testament of **JEANETTE BAKER COBB** is **DONNA JAN JOHNSON**. A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Affiant

SUBSCRIBED AND SWORN TO before me this 9th day of February, 2023.

Notary Public

My Commission Expires:

JESSICA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 2, 2026

This is improved property known as 4407 Graycroft Avenue, Nashville, TN 37216.

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.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 9th day of February, 2023.

Estate of **JEANETTE BAKER COBB**

DONNA JAN JOHNSON, Executor

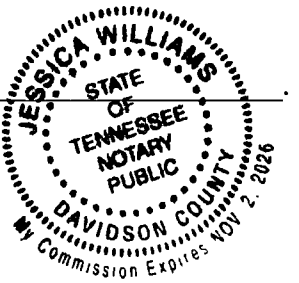
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **DONNA JAN JOHNSON**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that **SHE** has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of **JEANETTE BAKER COBB** and acknowledged that **SHE** is the Executor of the Estate of **JEANETTE BAKER COBB**, the within named Grantor, and that in such capacity, **SHE**, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of **JEANETTE BAKER COBB**.

Witness my hand and official seal this 9th day of February, 2023.

Jessi Williams
NOTARY PUBLIC

My Commission Expires: _____.



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
#

November 7, 2022

Tyler Chance Yarbro
1310 6th Ave., North
Nashville, TN 37208

RE: Cobb, Jeanette Baker Date of Death: 3/4/2021 SSN: xxx-xx-2059
Our File Number: 82422

Tyler Chance Yarbro:

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