This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
310 Demonbreun St. #1405
Nashville, TN 37201
(615) 812-1886

Karen Johnson Davidson County
Batch# 972317 DEEDWARR
02/21/2023 08:50:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230221-0011938

EXECUTOR DEED

Address New Owner(s) as Follows:

Stephanie N. Rice
931 Hill Lane
Goodlettsville, TN
37072

Send Tax Bills to:
Stephanie N. Rice
931 Hill Lane
Goodlettsville, TN
37072

Map/Group/Parcel No.:
18/Par. 38/10D 41295

STATE OF TENNESSEE)
COUNTY OF Sumner)

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration for this transfer is $0.00.

Lisa S. Moore, Ex.
Affiant

Subscribed and sworn to before me on this 14 day of Feb., 2023.

Nancy King Crawford
Notary Public

My Commission Expires: 12-24-2025

KNOW ALL MEN BY THESE PRESENTS that DONNA P. STEPHENS died on May 16, 2022, leaving a Will dated December 19, 1997, and a First Codicil To Will dated May 2, 2022. The Will and First Codicil were admitted to Probate on September 8, 2022, in the Circuit Court of Davidson County Tennessee, Probate Division, Docket Number 22P1265. Lisa S. Moore was appointed Executor of the Estate of DONNA P. STEPHENS and duly qualified. A copy of the TennCare Release is attached as Exhibit A. All lawful debts of the decedent have been paid. 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 DONNA P. STEPHENS, the Executor hereby transfers and conveys to Stephanie N. Rice, f/k/a Stephanie N. Angell, the Grantee, the following real estate in Davidson County Tennessee.

Land in Davidson County, Tennessee, in the 11th Councilmanic District Metropolitan Nashville and Davidson County, Tennessee, formerly the 10th Civil District, being described according to a survey made by William Collier Parrish Associates, Civil Engineers,

April 22, 1965, as follows:
Beginning at a point in the center of Hitt Lane, 1.8 miles from Old Dickerson Road, being the southeast corner of the land herein conveyed, the northerly line of the J.L. Andrews property running thence with the northerly line of same north 85 degrees 20 minutes west 342.25 feet to an iron pin; thence on a broken line north 19 degrees 03 minutes east 264.16 feet to an iron pin; thence north 9 degrees 28 minutes west 131.9 feet to an iron pin; thence south 87 degrees 26 minutes east across an old farm road 206.10 feet to an iron pin; thence south 52 degrees 38 minutes east crossing a creek 292.35 feet to the center of Hitt Lane; thence with the center of the Hitt Lane southwestwardly 274.17 feet to the beginning, containing 3.17 acres more or less.

Being the same property conveyed to Jack H. Stephens and wife Donna L. Stephens, by Warranty Deed from Joe Peay and wife, Pauline Peay, Book 3893 Page 731 DCROD. The said Jack H. Stephens having since died, and Donna L. Stephens, n/k/a Donna P. Stephens, took sole title through tenancy by the entirety. The said Donna L. Stephens, a/k/a known as Donna P. Stephens having since died testate on May 16, 2022, and pursuant to Provision 2. of her First Codicil to Will, referenced above, any real property owned by her at her death shall be administered as part of her probate estate.

TO HAVE AND TO HOLD the said real estate, with all of its appurtenances to the said Stephanie N. Rice, f/k/a Stephanie N. Angell, her heirs and assigns, (the Grantee) with full power to sell, lease, transfer, convey or otherwise deal with said real estate.

I as Executor only, do covenant with the said Grantee, that I as Executor only, am lawfully seized and possessed of the land in fee simple, have a good right to convey it and the same is unencumbered.

And I, as Executor only, do further covenant and bind myself, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful clams of all persons whomsoever.

This conveyance is subject to:
2023 real property taxes, which have been prorated and assumed by the Grantee, and subsequent years, a lien but not yet due and payable.
Any and all Restrictions, Conditions and Easements of record.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as 931 Hitt Lane, Goodlettsville, TN 37072, in Davidson County Tennessee.

WITNESS my hand this 14th day of February, 2023.

ESTATE OF DONNA P. STEPHENS DECEASED

BY: Lisa S. Moore, Ex.
LISA S. MOORE EXECUTOR

NANCY KING CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Sumner **)**

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Lisa S. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HERSELF to be the Executor of the Estate Of DONNA P. STEPHENS, Deceased, the within named bargainor, and that she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing her name as Executor.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 14th day of February, 2023.

Nancy King Crawford
Notary Public

My Commission Expires: 12-21-25

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

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EXHIBIT A

September 12, 2022

Nancy King Crawford
301 Demonbreun St., #1405
Nashville, TN 37201

RE: Stephens, Donna P. Date of Death: 5/16/2022 SSN: xxx-xx-1301
Our File Number: 77476

Nancy King Crawford:

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