Karen Johnson Davidson County
Batch# 977543 DEEDQC
03/07/2023 08:08:56 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230307-0016076

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Barbara Jeanelle Edds 3738 Westbrooke Circle NE Brookhaven, GA 30319	same	163 11 0C 035.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF GA)
COUNTY OF Dekalb)

The actual consideration for this transfer is $-0-.)

Barbara Jeanelle Edds)
BARBARA JEANELLE EDDS)
Affiant)

Subscribed and sworn to before me,)
this 23 day of February, 2023.)

Eileen M. Moore)
NOTARY PUBLIC)
My Commission Expires: June 17, 2026)

EILEEN M MOORE NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 17, 2026

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, BARBARA JEANELLE EDDS AS TRUSTEE OF THE MARY ELIZABETH EDDS REVOCABLE TRUST, dated May 31, 2022, "Grantor," by these presents, does hereby quitclaim and convey unto BARBARA JEANELLE EDDS, "Grantee," her successors and assigns all of her rights, title and interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

BEING Lot No. 35 on the Plan of Revised Bell Forge Village III, Section Five, of record in Book 6900, page 632, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 34.66 feet on westerly lot line and 65.00 feet on the northerly and southerly lot lines and 34.66 feet on the easterly lot line.

BEING the same property conveyed to Mary Elizabeth Edds as Trustee of the Mary Elizabeth Edds Revocable Trust, dated May 31, 2022 by quitclaim deed

from Mary Elizabeth Edds, unmarried, of record in Instrument Number: 20220606-064596, Register's Office for Davidson County, Tennessee.

Mary Elizabeth Edds died on August 21, 2022 as evidenced by her Certificate of Death attached hereto as Exhibit "A." Barbara Jeanelle Edds was appointed as first successor Trustee of the Mary Elizabeth Edds Revocable Trust, dated May 31, 2022, as evidenced by the Certificate of Trust, attached hereto as Exhibit "B." TennCare Release is attached hereto as Exhibit "C."

This is improved property known as 505 Upsall Drive, Antioch, Tennessee 37013.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 23 day of February, 2023.

MARY ELIZABETH EDDS REVOCABLE TRUST

By:

Barbara Jeanelle Edds, Trustee

Barbara Jeanelle Edds, Trustee

STATE OF GA)

COUNTY OF DeKalb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA JEANELLE EDDS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 23 day of February, 2023.

Eileen M Moore

Notary Public

My Commission Expires: June 17, 2026

EILEEN M MOORE NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 17, 2026

STATE OF TENNESSEE
Office of Vital Records

[redacted]

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 055352

1. Decedent's Legal Name: MARY ELIZABETH EDDS		2. Sex: FEMALE	3. Date of Death: 08/21/2022
4. Time of Death (24 hour): 20:57	5a. Age: 72	6. Date of Birth: 01/10/1950	7. Birthplace: MEMPHIS, TN
8a. Place of Death: HOSPICE FACILITY			
8b. Facility Name: ALIVE HOSPICE	8c. City or Town: NASHVILLE	8d. County of Death: DAVIDSON	
9. Marital Status: NEVER MARRIED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: MEDICAL TECHNOLOGIST	11b. Kind of Business/Industry: DCI LABS
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: ANTIOCH
13d. Street and Number: 505 UPSALL DRIVE	13e. Inside City Limits?: YES	13f. Zip Code: 37013	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: BACHELOR'S DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE	
18. Father's Name: JOSEPH HUGH EDDS		19. Mother's Name Prior to First Marriage: MARY BERNICE MCCALLISTER	
20a. Informant's Name: BARBARA J. EDDS	20b. Relationship to Decedent: SISTER	20c. Mailing Address: 3738 WESTBROOKE CIRCLE NE, BROOKHAVEN, GA 30319	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: NASHVILLE CREMATION SERVICE	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ JOHN MICHAEL TODD	22b. License Number: 3757	22c. Signature of Embalmer: ▶	22d. License Number:
23a. Name and Address of Funeral Home: BRENTWOOD-ROESCH-PATTON FUNERAL HOME, 9010 CHURCH ST EAST, BRENTWOOD, TN 37027-5255			23b. License Number: 911
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III	25. Date Filed: 08/23/2022		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ▶ /e/ LAURA THARPE	27b. License Number: 048448	27c. Date Signed: 08/23/2022
27d. Name and Address: LAURA THARPE 1718 PATTERSON STREET, NASHVILLE, TN 37203		

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line b. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. METASTATIC PANCREATIC CANCER	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: NOT PREGNANT WITHIN PAST YEAR	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?
	34d. Place of Injury		
	34e. Describe How Injury Occurred		34f. Location of Injury

PH-1659E RDA 10112

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

14438645

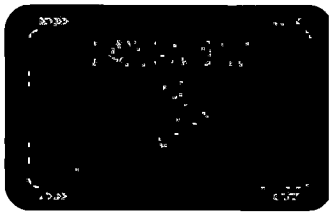
Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

1 4 4 3 8 6 4 5
Date Issued: Aug-23-2022

CERTIFICATION OF VITAL RECORD

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CERTIFICATION OF TRUST

The following trust is the subject of this certification:

MARY ELIZABETH EDDS REVOCABLE TRUST, dated May 31, 2022,
MARY ELIZABETH EDDS, Grantor,
BARBARA JEANELLE EDDS, Trustee.

1. Said trust is in full force and effect on the date of this certification;

2. Said Trustee was appointed by the MARY ELIZABETH EDDS REVOCABLE TRUST;

3. Said trust gives the Trustee very broad management and investment powers;

4. MARY ELIZABETH EDDS, the Grantor, died on August 21, 2022 and so the trust is now irrevocable as of the day of Grantor's death;

5. The trust identification number is on file;

6. All trust assets should be titled to: TRUSTEE OF THE MARY ELIZABETH EDDS REVOCABLE TRUST, dated May 31, 2022;

7. To the best of the Trustee's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certification of trust to be incorrect; The Trustee of the trust wishes to keep the specific trust provisions confidential as they are of a personal nature;

8. The signatures listed below are the Grantor and the successor Trustee of the MARY ELIZABETH EDDS REVOCABLE TRUST. All declare that the foregoing statements are true and correct, under penalty of perjury.

This Certification of Trust of the MARY ELIZABETH EDDS REVOCABLE TRUST is dated this the 23 day of February, 2023.

EILEEN M MOORE NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 17, 2026

Barbara Jeanelle Edds, Trustee
BARBARA JEANELLE EDDS, Trustee

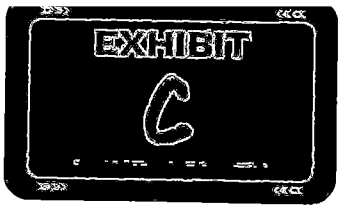
STATE OF GA)
COUNTY OF DeKalb)

Subscribed and sworn before me
this 23 day of February, 2023.

My Commission Expires: June 17, 2026

Eileen M Moore
Notary Public

This instrument prepared by:
Elizabeth L. Adams, Esq. - The Adams Law Firm, P.C.
7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com



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 2, 2023

Elizabeth L. Adams
7100 Hardwood Lane
College Grove, TN 37046

RE: Edds, Mary Elizabeth Date of Death: 8/21/2022 SSN: xxx-xx-3018
Our File Number: 91633

Elizabeth L. Adams:

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