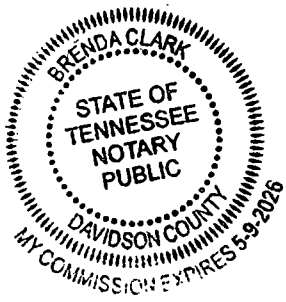
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is inheritance.
Subscribed and sworn to before me on this 27th day of March 2023.

Brenda Clark
Notary Public
My Commission Expires: 05-09-2026

NEW OWNER:
Robert Lewis Kinlaw, Jr.
420 Walton Lane, Unit I-83
Madison, TN 37115

SEND TAX BILLS TO:
Robert Lewis Kinlaw, Jr.
420 Walton Lane, Unit I-83
Madison, TN 37115

MAP-PARCEL NUMBERS
51-15A
83
11DZ 17357

Decedent, Robert Lewis Kinlaw, Sr. ("Decedent") died on June 23, 2022, in Davidson County, Tennessee, leaving no Last Will and Testament, and a copy of his death certificate is herein attached as Exhibit A. The Order of Probate was entered on October 18, 2022, for the purposes of establishing Administrator of the Estate, Case Number 22P1853, and a copy of this Order is attached herein as Exhibit B. There is no TennCare lien owed to the State, and a copy of the TennCare Release is herein attached as Exhibit C. The Administrator, by signing this Deed, releases any rights the estate may have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Petition to Probate, Robert Lewis Kinlaw, Jr., as Administrator of the Estate of Robert Lewis Kinlaw, Sr., does hereby transfer and convey a certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to wit:

> Land in Davidson County Tennessee, Being Unit No. I-83 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Page 89-90, said Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office.
>
> Being the same property conveyed to Robert Lewis Kinlaw, Sr. by deed from James K. Wright, dated January 28, 1993, and recorded on February 24, 1993, of record in Book 8873, Page 412, said Register's Office.

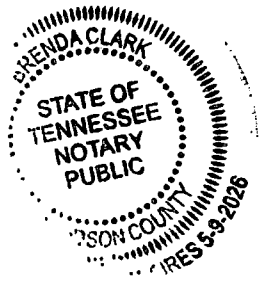
This is improved property, known as 420 Walton Lane, Unit I-83, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest there to belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we de further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 985749 **DEEDQC**
03/28/2023 03:27:01 PM 8 pgs
Fees: $42.00 Taxes: $0.00

20230328-0022657

WITNESS MY HAND on this the 27th day of March 2023.



ROBERT LEWIS KINLAW, JR.
Administrator of the Estate of Robert Lewis Kinlaw, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT LEWIS KINLAW, JR., Administrator of the Estate of Robert Lewis Kinlaw, Sr. with whom I am personally acquainted, and who acknowledged that she executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 27th day of March 2023.

Brenda Clark
NOTARY PUBLIC
My Commission Expires: 05-09-2026

Document Prepared By:
Ryan C. Davis, Attorney
1224 2nd Avenue South, Suite 102
Nashville, TN 37210
615.649.0110 (telephone)
ryan@ryancdavislaw.com

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 042125

1. Decedent's Legal Name			2. Sex	3. Date of Death
ROBERT LEWIS KINLAW SR			MALE	06/23/2022
4. Time of Death (24hr.)	5a. Age	6. Date of Birth	7. Birthplace	
15:30	88	03/21/1934	LUMBERTON, NC	
8a. Place of Death				
INPATIENT				
8b. Facility Name		8c. City or Town		8d. County of Death
SAINT THOMAS MIDTOWN HOSPITAL		NASHVILLE		DAVIDSON
9. Marital Status	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation		11b. Kind of Business/Industry
DIVORCED		MILITARY		US ARMY
12. Social Security Number	13a. Residence-State or Foreign Country	13b. County		13c. City or Town
[redacted]	TENNESSEE	DAVIDSON		MADISON
13d. Street and Number		13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?
420 WALTON LANE UNIT I-83		YES	37115	YES
15. Decedent's Education	16. Decedent of Hispanic Origin?	17. Decedent's Race		
ASSOCIATE DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	WHITE		
18. Father's Name		19. Mother's Name Prior to First Marriage		
NEIL ARCHIBOLD KINLAW		MYRTLE CAROLYN KINLAW		
20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address		
ROBERT LEWIS KINLAW JR.	SON	420 WALTON LANE UNIT I-83, MADISON, TN 37115		
21a. Method of Disposition	21b. Place of Disposition	21c. Location		
BURIAL	SPRING HILL CEMETERY	NASHVILLE, TN		
22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer		22d. License Number
/e/ KYLE PETE	6530	/e/ LAUREN GRIFFIN-ROACH		20165
23a. Name and Address of Funeral Home				23b. License Number
SPRING HILL FUNERAL HOME AND CEMETERY, 5110 GALLATIN PIKE, NASHVILLE, TN 37216				1046
24. Registrar's Signature		25. Date Filed		
/e/ EDWARD G BISHOP III		06/25/2022		

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	27b. License Number	27c. Date Signed
/e/ BRYAN KENDALE WARD	036819	06/24/2022

27d. Name and Address
BRYAN KENDALE WARD ST THOMAS MIDTOWN 2000 CHURCH STREET, NASHVILLE, TN 37236

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 a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. ACUTE HYPOXEMIC RESPIRATORY FAILURE	
	b. PNEUMONIA	
	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	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	UNKNOWN	N/A

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.

14273745

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

EXHIBIT A

Edward G. Bishop III
State Registrar

1 4 2 7 3 7 4 5
Date Issued: Jun-27-2022

CERTIFICATION OF VITAL RECORD

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

IN RE: ESTATE OF ROBERT LEWIS KINLAW, SR.) NO. _____

ORDER OF PROBATE

This matter came on to be heard on the 18th day of October 2022, before the Honorable Judge Andra J. Hedrick, upon the Petition to Probate the Estate of Robert Lewis Kinlaw, Sr., deceased.

1. The Decedent died June 23, 2022, at the age of 88 years old, having been born on March 21, 1934.

2. At the time of his death, the decedent's usual place of residence was in Davidson County, Tennessee.

3. Petitioner made a thorough and diligent search and was unable to locate a Last Will and Testament of Robert Lewis Kinlaw, Sr. It is Petitioner's belief that the Decedent died intestate.

4. Decedent was unmarried at the time of his death and had three adult children: Robert Lewis Kinlaw, Jr., Tony Kealoha Kinlaw, and Marla Kay Kinlaw.

5. The heirs-at-law have been notified of the filing of the Petition to Probate and the Petitioner, Robert Lewis Kinlaw, Jr., is requesting the court to appoint him as the Administrator of the Estate of Robert Lewis Kinlaw, Sr.

6. The value of the Estate is believed to be estimated at approximately $600,000.00.

7. Each of the heirs-at-law of the estate is an adult and each has consented to Robert Lewis Kinlaw, Jr. serving as Administrator of the Estate.

8. Each of the heirs-at-law have consented to allow Robert Lewis Kinlaw, Jr. to serve as Administrator without bond, as evidenced by their signed Consent forms.

EXHIBIT B

9. Each of the heirs-at-law have consented to waive the filing of inventory and the filing of annual accountings and the final accounting, as evidenced by their signed Consent forms.

10. Notice has been filed that a copy of the Petition to Probate was mailed by certified mail, return receipt requested, to each of the heirs-at-law giving notice of this proceeding to appoint Robert Lewis Kinlaw, Jr. as the Administrator of the Estate.

11. Petitioner is in compliance with T.C.A. § 30-1-117(10), having never been convicted of a Felony or Misdemeanor and having never served any sentence of imprisonment in a penitentiary.

IT IS THEREFORE ORDERED, ADJUDGED, and DECREED as follows:

1. That letters of administration shall issue to Robert Lewis Kinlaw, Jr. as Administrator of the Estate of Robert Lewis Kinlaw, Sr.

2. Bond is hereby waived.

3. The filing of inventory is hereby waived.

4. The filing of Annual Accountings and the Final Accounting is hereby waived.

5. Notice will issue to creditors as required by Tenn. Code Ann. § 30-2-306.

ENTERED THIS THE ___ DAY OF _____, 2022.

_____
HONORABLE JUDGE ANDRA J. HEDRICK

APPROVED FOR ENTRY:

Ryan C. Davis Law, PLLC

/s/ Ryan C. Davis
Ryan C. Davis, #34588
Jorie Zajicek, #39615
Attorneys for Petitioner
1224 Second Avenue South, Suite 102
Nashville, TN 37210
615-649-0110
ryan@ryancdavislaw.com
jorie@ryancdavislaw.com

EXHIBIT B

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was forwarded by U. S. Mail, postage prepaid, to the following on the 2nd day of September, 2022:

Robert Lewis Kinlaw, Jr.
420 Walton Ln., Apt. I-83
Madison, TN 37115

Tony Kealoha Kinlaw
4069 Bayberry Dr.
Melbourne, FL 32901

Marla Kay Kinlaw
8203 Willowbrook Cir. SE, Apt. D
Huntsville, AL 35802

/s/ Ryan C. Davis

EXHIBIT B

Case Title: KINLAW JR. V KINLAW SR.

Case Number: 22P1853

Type: APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek, Probate Special Master

Electronically signed on 10/18/2022 01:46 PM page 4 of 4

EXHIBIT B

EFILED 11/16/22 10:4[illegible] Day, Clerk

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 16, 2022

Robert Lewis Kinlaw
420 Walton Ln., Apt# I-83
Hendersonville, TN 37115

RE: Kinlaw, Sr., Robert Lewis Date of Death: 6/23/2022 SSN: xxx-xx-5716
Our File Number: 83139

Robert Lewis Kinlaw:

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 C