THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Jr.
1500 West Broadway Avenue
Maryville, TN 37801

Karen Johnson Davidson County
Batch# 986532 **DEEDWARR**
03/30/2023 08:44:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230330-0023036

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary since this deed is being used to evidence distribution of the property to a beneficiary

EXECUTOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
William Stone Piper, Jr. Andrea Gail Piper 209 Shute Lane Old Hickory, TN 37138	same as owner	064 01 0 032.00

Ruth H. Piper (aka Mildred Ruth Piper) died on June 7, 2022, leaving a will dated August 13, 2015. The will was admitted to probate on October 24, 2022, in the Probate Court, Sevier County, Tennessee, Docket No. 2022-PR-404. William Stone Piper, Jr., was appointed executor and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. 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 Ruth H. Piper (aka Mildred Ruth Piper), William Stone Piper, Jr., as Executor of the Estate of Ruth H. Piper (aka Mildred Ruth Piper), sells, transfers, and conveys to William Stone Piper, Jr., and wife, Andrea Gail Piper, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 200 in Brandywine Farms, Section XI, of record in Book 4595, page 61, Register's Office for said County.

Said Lot 200 fronts 130 feet on the northerly side of Shute Lane and runs back between parallel lines 317.05 feet to a line in the rear which measures 130 feet.

Being the property conveyed to Clint B. Piper and wife, Ruth H. Piper (aka Mildred Ruth Piper) as tenants by the entirety by deed from Gordon Weaver, Inc. in Book 4836, Page 506 of the Davidson County Register's Office, the aforesaid Clint B. Piper having predeceased Ruth H. Piper (aka Mildred Ruth Piper) on January 31, 2015.

This transfer is by Quitclaim and no warranties are made by Transferor about the title.

Witness my hand at Smyrna, Tennessee this 23rd day of March 2023.

Estate Of Ruth H. Piper (aka Mildred Ruth Piper)

By: William Stone Piper
William Stone Piper, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, a Notary Public, duly appointed, commissioned, and qualified in and for said State and County, William Stone Piper, Jr., the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Witness my hand and official seal at Smyrna, Tennessee, this 23rd day of March, 2023.

Notary Public My Commission Expires: 12/19/2023

MATTHEW O'MARA SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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

August 23, 2022

Cheri Tipton
1500 W. Broadway Avenue
Maryville, TN 37801

RE: Piper, Mildred Ruth Date of Death: 6/7/2022 SSN: xxx-xx-3604
Our File Number: 75678

Cheri Tipton:

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 A