Karen Johnson Davidson County
Batch# 989621 DEEDWARR
04/06/2023 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230406-0025394

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

ADMINISTRATOR'S DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Camela McCullough Charles Brown Otis Maclin Capius Maclin Katrina Maclin 7009 Marhaden Drive Antioch, TN 37013	Camela McCullough Charles Brown Otis Maclin Capius Maclin Katrina Maclin 7009 Marhaden Drive Antioch, TN 37013	164-01-0A-011.00CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

Earnestine Borum died intestate on April 26, 2021, and her Estate was opened for probate on January 20, 2022, in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 21P1944. Camela McCullough ("Administrator/Grantor") was appointed as Administrator of the Estate and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Administrator, by signing this deed, releases any rights the Administrator may have to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the Tennessee laws of intestate succession, Administrator transfers and conveys to Camela McCullough, Charles Brown, Otis Maclin, Capius Maclin, and Katrina Maclin ("Grantees"), the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 41 as shown on the map of entitled Marhaden Pointe, Phase I, of record in Instrument Number 20060907-0110477, Register's Office for Davidson County, Tennessee to

which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Earnestine Borum by Warranty Deed from Lake Forest Homes, Inc., a Tennessee Corporation, dated June 13, 2016, of record in Instrument Number 20160617-0061477, Register's Office for Davidson County, Tennessee.

On April 26, 2021, Earnestine Borum died, leaving her children, Camela McCullough, Charles Brown, Otis Maclin, Capius Maclin, and Katrina Maclin, as her only surviving heirs-at-law.

This is improved property known as **7009 Marhaden Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD said real property, with all its appurtenances, to the said Grantees, Camela McCullough, Charles Brown, Otis Maclin, Capius Maclin, and Katrina Maclin, their heirs, assigns, and successors, forever with full power to sell, lease, transfer, convey, or otherwise deal with said real property. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Administrator/Grantor only, do covenant with the said Grantees, that I, as the Administrator/Grantor only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as described herein.

ESTATE OF EARNESTINE BORUM

By: Camela McCullough

CAMELA MCCULLOUGH, Administrator/Grantor

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

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAMELA MCCULLOUGH, the Grantor, 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 at Hendersonville, Tennessee this 13th day of September 2022.

NOTARY PUBLIC

My Commission Expires: 11/08/2022

CHRISTIE ELIZABETH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

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 25, 2022

Christie White
131 Walton Ferry Rd., Ste. 11
Hendersonville, TN 37075

RE: Borum, Earnestine Date of Death: 4/28/2021 SSN: xxx-xx-7960
Our File Number: 61176

Christie White:

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

202304060025394

Tennessee Certification of Electronic Document

I, James W. Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/13/2022 (date of document).

Affiant Signature

4/6/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of April, 2023

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

