This instrument prepared by:
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
P O Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 990606 DEEDQC
04/11/2023 12 46 06 PM 4 pgs
Fees: $22 00 Taxes $0 00
20230411-0026469

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/ Parcel ID:
Carolyn King Forrister Maddux Trust Bradford Forrister, Trustee 1639 Sunset Road Brentwood, TN 37027	Same as New Owner	117 15 0 137.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Carolyn King Forrister Maddux, also known as Carolyn K. Maddux, died on August 9, 2008 leaving a Last Will and Testament dated February 17, 2008; and, whereas the will was admitted to probate on February 22, 2023, in the Circuit Court of Davidson County, Tennessee, Docket No. 23P244; and, whereas, Bradford Forrister was duly qualified as Personal Representative; and whereas the estate is solvent; and, whereas, the time for filing creditor claims has expired and all claims filed against the estate of the decedent have been paid, released or adjudicated; and, whereas, the Bureau of TennCare estate recovery release is attached as Exhibit A; and,

Whereas, the Last Will and Testament of Carolyn King Forrister Maddux devises the decedent's real property to Bradford Forrister as Trustee of the Carolyn King Forrister Maddux Trust, and directs the real property to be administered as part of the estate subject to the control of the Personal Representative; therefore:

Bradford Forrister as Personal Representative of the Estate of Carolyn King Forrister Maddux, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Carolyn King Forrister Maddux, does hereby quitclaim, transfer and convey to Bradford Forrister as Trustee of the Carolyn King Forrister Maddux Trust, hereinafter called Grantee, heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Green Hills Subdivision, No. 2, of record in Book 547, page 139, Register's Office for said County.
>
> Said Lot No. 17 fronts 65 feet on the northwesterly side of Green Hills Avenue, as measured around a curve, and runs back between lines, 260

feet on the northeasterly line and 175 feet on the southwesterly line, to a dead line in the rear on which it measures 143 feet.

Being the same property conveyed to James Kimble Vardaman Forrister and wife Carolyn K. Forrister, by deed from Donald Cole and wife, Betty L. Cole of record in Book 3915, page 677, Register's Office for Davidson County, Tennessee.

James Kimble Vadaman Forrester died on November 12, 1969.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 1718 Green Hills Avenue Nashville, Tennessee 37215

By executing and delivering this deed, Grantor releases Grantor's right to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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.

Witness my hand this 4th day of April, 2023.

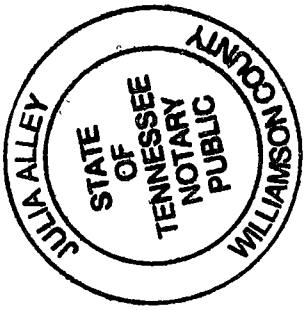
Bradford Forrister, Personal Representative
Estate of Carolyn King Forrister Maddux, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Bradford Forrister, with whom I am personally acquainted and who upon oath acknowledged: he is the Personal Representative of the Estate of Carolyn King Forrister Maddux; the facts concerning identification and title to land stated in the within and foregoing instrument are true; and being authorized to do so, he executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this April 4, 2023

Julia Alley
My Commission Expires 2-28-2026



Notary Public
My Commission Expires: 2-28-2026

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Subscribed and sworn to before me this
April 4, 2023

Bradford Forrister, Trustee, Grantee

Julia Alley
Notary Public
My Commission Expires: 2-24-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EFILED 03/17/23 09 41 AM CASE NO. 23P244 Joseph P 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
#

March 10, 2023

Julia M. Alley
5115 Maryland Way # 131
Brentwood, TN 37027

RE: Maddux, Carolyn Jane Forrister Date of Death: 8/9/2008 SSN: xxx-xx-9654
Our File Number: 92317

Julia M. Alley:

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