Karen Johnson Davidson County
Batch# 1009147 DEEDQC
05/30/2023 03 12 21 PM 5 pgs
Fees $27 00 Taxes $0 00

20230530-0040685

MICHELLE DAVIS STATE OF TENNESSEE NOTARY PUBLIC BRADLEY COUNTY

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF Tennessee
COUNTY OF Bradley)

The actual consideration for this transfer is $--10.00--.

Stephen Y. Duncan
Stephen Y. Duncan, Executor, Affiant

Subscribed and sworn to before me, this May 15, 2023.

Michelle Davis
Notary Public
My Commission Expires: 10-6-26

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Stan Kubacki and Norma Kubacki 2337 Granny Wright Lane Hermitage, TN 37076	2337 Granny Wright Lane Hermitage, TN 37076	123-00-096

EXECUTOR'S QUITCLAIM DEED

Mrs. Teela Comstock Stephens died on November 20, 2022, leaving a will dated November 4, 2022. The will was admitted to probate on December 8, 2022 in the Probate Court of Davidson County, Tennessee, Docket Number 22P2278. The will named Stephen Y. Duncan as executor. The executor is duly qualified. All debts of the decedent have been paid. Mrs. Stephens was not a recipient of TennCare as evidence by the attached release letter.

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 Teela Comstock Stephens, Stephen Y. Duncan, Executor, quitclaims to Stan Kubacki and Norma Kubacki, a married couple, all right, title and interest in the real property in Davidson County, Tennessee described in Exhibit A. The legal description is the same as the previous instrument of record.

This transfer is by Quitclaim and we make no warranties about the title.

WITNESS my hand this date: May 15, 2023.

Estate of Teela Comstock Stephens

By Stephen Y. Duncan
Stephen Y. Duncan, Executor

STATE OF Tennessee)
COUNTY OF Bradley)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Y. Duncan, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this date: May 15, 2023.

My Commission Expires: 10-6-26

Michelle Davis
Notary Public

MICHELLE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

EXHIBIT A

Legal Description

Land situated and lying in the 4th Civil District of Davidson County, Tennessee, the same being three separate tracts described according to the unrecorded survey of Carroll Dean Carman, Tennessee Registered Land Surveyor Number 910, dated March 22, 1993, as follows:

Beginning at an iron pint in the westerly right-of-way of Granny Wright Lane, said point being the southeasterly corner of the Tract herein described and also being the northeasterly corner of Tract No. 1 (James W. Miller) of said lands; thence with the northerly line of the said Tract No. 1, North 79 degrees 59 minutes 07 seconds West 899.49 feet to an iron pin in the common line with the U.S. Corps of Engineers; thence with the U.S. Corps of Engineer's line North 25 degrees 24 minutes 11 seconds East 61.68 feet to an iron pin; thence continuing with the Corps of Engineers' line North 25 degrees 24 minutes 11 seconds East 61.68 feet to an iron pin; thence continuing with the Corps of Engineers, North 26 degrees 31 minutes 26 seconds West 438.74 feet to an iron pin at the northeasterly corner to this Tract, said point also being the southeasterly corner of Tract No. 3 (Norma J. Kubacki) of said lantd; thence with the southerly line of the said Tract No. 3, South 82 degrees 58 minutes 38 seconds East 1,120.35 feet to an iron pin in the westerly right-of-way of Granny Write Lane, said point being the northeasterly corner of the Tract herein described and also being the southeasterly corner of Tract No. 3 of said lands; thence with the said road right-of-way South 6 degrees 54 minutes 39 seconds West 471.14 feet to the point of beginning, and containing 10.068 acres, more or less.

Being the same property conveyed to Teela C. Stephens, unmarried, by deed from Romney Shick Hill and spouse, Timothy A. Hill, recorded in Book 10035, Page 869, Register's Office for Davidson County, Tennessee.

COPY

EFILED 01/12/23 12 23 PM CASE NO 22P2278 Joseph P Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO. **STEPHEN Y. DUNCAN** DOCKET NO **22P2278**

*It appearing to the Court that **TEELA COMSTOCK STEPHENS** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court, and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you,*

*THESE ARE, THEREFORE, to empower you, the said **STEPHEN Y. DUNCAN**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P Day, Clerk of the Probate Court, at office, this **January 12th, 2023***

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **STEPHEN Y. DUNCAN** as **Executrix** of the estate of **TEELA COMSTOCK STEPHENS**, deceased, and I do further certify that **STEPHEN Y. DUNCAN** is still acting **Executrix** of the estate of **TEELA COMSTOCK STEPHENS** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 8th day of February, 2023

JOSEPH P DAY, Clerk

_____ D.C.

From. **Anya Fleming** Anya M Fleming2@tn gov
Subject· TennCare Release
Date: February 6, 2023 at 10 05 AM
To· matthew@momentumlaw com

Please see the attached PDF File

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD , 3W
NASHVILLE, TN 37243
Phone: (615) 741-0638, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

January 12, 2023

Matthew Mullins
541 N. Mount Juliet Road
Mt. Juliet, TN 37122

RE: Stephens, Teela C. Date of Death: 11/20/2022 SSN: xxx-xx-2350
Our File Number: 87291

Matthew Mullins:

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