AFFIDAVIT OF INHERITANCE OF REAL ESTATE

Address of New Owner	Send Tax Bills To	Map & Parcel No
Valerie Martin Sutton 408 Grosse Point Court Nashville, TN 37209	SAME	Map 103-03 Parcel 9

Karen Johnson Davidson County
Batch# 1024081 AFFIDAVITH
07/10/2023 09 08 37 AM 5 pgs
Fees. $27.00 Taxes $0 00
20230710-0052327

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, deposes and says:

William Preston Sutton was the sole owner of the following described real estate. The said William Preston Sutton died on November 2, 2022, in Nashville, Davidson County, Tennessee. He was a resident of Nashville, Davidson County, Tennessee, residing at 408 Grosse Point Court, Nashville, Tennessee 37209. Said land is in Davidson County, Tennessee, and is described specifically as follows:

> Being the westerly 33-2/3 feet of Lot No. 18 and the easterly 25 feet of Lot No. 19 on the plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.
>
> Said parts of Lot Nos. 18 and 19 front together 58-2/3 feet on the southerly side of Colorado Avenue and run back between parallel lines 164.4 feet to an alley.
>
> Being the westerly 3 feet 4 inches of the easterly 66 feet 4 inches of Lot No. 18 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said county.
>
> Said part of Lot No. 18 fronts 3 feet 4 inches on the southerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines 164.4 feet to an alley.
>
> Being the same property conveyed to William Preston Sutton by quitclaim deed from Micheal Woodall Sutton of record in Instrument Number 20170720-0073548, Register's Office for Davidson County, Tennessee.

This is improved property known as 4009 Colorado Avenue, Nashville, Tennessee 37209.

The said William Preston Sutton died leaving a Will and devising all of his real property to his wife, Valerie Martin Sutton. The Will of William Preston Sutton was probated in the Seventh Circuit Court, Probate Division of Davidson County, Tennessee, under Docket Number 22P-2332..

A copy of the Bureau of TennCare Release is attached hereto as an Exhibit.

7/3/23
DATE

Valerie Martin Sutton
VALERIE MARTIN SUTTON
Personal Representative of the Estate of
William Preston Sutton

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the state and county aforesaid, personally appeared Valerie Martin Sutton, personal representative of the estate of William Preston Sutton, the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information, and belief, and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county on this the 3rd day of July, 2023.

L. R. DeMarco
NOTARY PUBLIC

My Commission Expires: 11-6-23

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
L. R. DeMarco, Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
(615) 256-6681
LRDeMarco.Attorney@gmail.com

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.

EXHIBIT

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

#

February 9, 2023

L.R. DeMarco
107 Music City Cir., Ste, 106
Nahville, TN 37214

RE: Sutton, William Preston Date of Death: 11/2/2022 SSN: xxx-xx-1016
Our File Number: 89927

L.R. DeMarco:

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