Prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

Karen Johnson Davidson County
Batch# 1025835 DEEDQC
07/13/2023 11:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230713-0053745

ADMINISTRATOR'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Rebecca Lynn Jones **Sara Elizabeth Jones** 2918 Tuggle Avenue Nashville TN 37211	Same	**119 14 0 179.00**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater $0.00.

AFFIANT

Personally appeared before me, sworn to and subscribed before me this 13th day of July 2023.

MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027

Michael Clint Jones died intestate on July 20, 2021. **Rebecca Lynn Jones** was appointed Administrator of the Estate of Michael Clint Jones by order signed by Amanda McClendon, Judge of the Second Circuit Court for Davidson County, Tennessee, under Docket No. 21P2481. This property passed under Tennessee law to decedent's heirs at law: **Rebecca Lynn Jones**, his surviving spouse, and daughter, **Sara Elizabeth Jones**. All debts of the decedent have been paid. A copy of the TennCare Release is hereto attached as **Exhibit A** and incorporated herein by reference. The Administrator by signing this Administrator's Deed releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the laws of Tennessee, Rebecca Lynn Jones, as Administrator of the Estate of Michael Clint Jones does hereby quitclaim, transfer, and convey unto **Rebecca Lynn Jones** and **Sara Elizabeth Jones, as joint tenants with the right of survivorship** (the "Grantees"), their heirs and assigns, all of the decedent's right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Tuggle Heights, of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 64.5 feet on the easterly side of Tuggle Avenue and runs back between lines, 157.2 feet to a dead line, measuring 62.1 feet thereon.

BEING the same property conveyed to Michael C. Jones, unmarried, and Rebecca L. Campbell, unmarried by deed dated January 15, 1988, from Debra Downey Neeley and husband, Joseph Draper Neeley, recorded on January 21, 1988, of record in Book 5453, pages 545 – 547, Register's Office for Davidson County, Tennessee, Michael C. Jones and Rebecca L. Campbell having since married. Rebecca L. Campbell and Rebecca Lynn Jones being one and the same person.

Michael Clint Jones died intestate on July 20, 2021, being survived by his wife, Rebecca Lynn Jones, and daughter, Sara Elizabeth Jones, his heirs at law. Mr. Clint's estate was administered in the Second Circuit Court – Probate Division – for Davidson County, Tennessee, under Docket No. 21P-2481.

This Deed was prepared based upon information provided by Grantor and no title search was conducted.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS:
2918 TUGGLE AVENUE, NASHVILLE, TENNESSEE, 37211

IN WITNESS WHEREOF, I have hereunto set my hand on this 13th day of July 2023.

GRANTOR:

Rebecca Lynn Jones

REBECCA LYNN JONES, Administrator of the Estate of Michael Clint Jones

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named **Rebecca Lynn Jones**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who after being duly sworn, acknowledged herself to be the **Administrator of the Estate of Michael Clint Jones, deceased**, the bargainor, and that she, being authorized to do so, executed the foregoing Administrator's Deed for the purposes therein contained by signing her name as Administrator of the Estate of Michael Clint Jones, deceased.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of July 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027

EXHIBIT A

TennCare Release

EFILED 12/19/21 11:56 AM CASE NO. 21P2481 Richard R. Rooker, 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

December 6, 2021

Patricia R. Young
109 Westpark Drive, Suite 330
Brentwood, TN 37027

RE: Jones, Michael Clint Date of Death: 7/20/2021 SSN: xxx-xx-2743
Our File Number: 50703

Patricia R. Young:

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 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

No Ben 2021-1

TRUE COPY CERTIFICATION

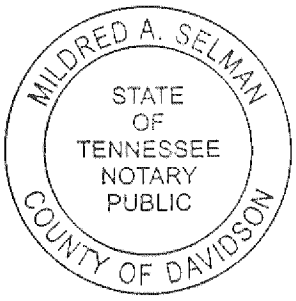
Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Administrator's Deed**, dated **July 13, 2023** – tendered for registration herewith and that this is a true and correct copy of the original document executed and **authenticated according to law on July 13, 2023**.

THIS 13th day of July 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 13th day of July 2023.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2023