Karen Johnson Davidson County
Batch# 1026269 DEEDQC
07/14/2023 09 33 19 AM 4 pgs
Fees $22 00 Taxes $0 00
20230714-0053975

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

ADMINISTRATOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Miracle Newsom **TyRoné Mims** **Shamon Rucker** 3105 Bridgepoint Drive Nashville, TN 37207	Same	095 p/o 97.00 & 166.00

IN ORDER TO ADMINISTER THE ESTATE OF **SHARIA NEWSOM**, the Administrator, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **MIRACLE NEWSOM, TYRONÉ MIMS**, and **SHAMON RUCKER** as heirs at law, (herein "**Grantees**") and Grantees' successors and assigns, all of Grantor's right, title and interest in and to ½ undivided interest in the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot 24 on the plan of Brookview Subdivision, Phase 1, of record in Instrument No. 200502090015100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed as an undivided ½ interest to Sharia Newsom and ½ interest to Miracle Newsom by Affidavit of Heirship from Estate of Robert Newsom, of record as instrument #20230713-0053614, Register's Office for Davidson County, Tennessee.

Robert Newsom passed away on the 15th day of November, 2017, and the property passed ½ interest to **Sharia Newsom** and ½ interest to **Miracle Newsom** by operation of law, as said in Affidavit of Heirship.

Sharia Newsom died intestate on the 1st day of September, 2021.

On April 27th, 2023, **SHARIA NEWSOM**'s intestate estate (the "**Estate**") was opened in the Sixth Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P-20, and **MIRACLE NEWSOM** was appointed as the Administrator of the Estate. The heirs at law for the Estate of **SHARIA NEWSOM** are **MIRACLE NEWSOM, TYRONÉ MIMS**, and **SHAMON RUCKER**.

A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D) and 67-4-409(a)(1)(C)(iv).

Miracle Newsom
Affiant

SUBSCRIBED AND SWORN TO before me this 12th day of July, 2023.

Jessi Williams
Notary Public

My Commission Expires: _____



This is improved property known as 3105 Bridgepoint Drive, Nashville, TN 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Administrator's Quitclaim Deed solely in her official capacity as Administrator and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Administrator's Quitclaim Deed this 12th day of July, 2023.

Estate of **SHARIA NEWSOM**
Miracle Newsom
MIRACLE NEWSOM, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **MIRACLE NEWSOM**, Administrator of the Estate of Sharia Newsom, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute the foregoing Administrator's Quitclaim Deed on behalf of the Estate of **SHARIA NEWSOM** and acknowledged that she is the Administrator of the Estate of **SHARIA NEWSOM**, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Administrator's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of **SHARIA NEWSOM**.

Witness my hand and official seal this 12th day of July, 2023.

Jessi Williams
NOTARY PUBLIC

My Commission Expires: _____.

JESSICA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 2, 2026

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
#

May 18, 2023

Tyler Chance Yarbro
1310 6th Ave , North
Nashville, TN 37208

RE Newsom, Sharia Shinette Date of Death 9/1/2021 SSN xxx-xx-1949
Our File Number 98247

Tyler Chance Yarbro

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