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

Karen Johnson Davidson County
Batch# 1028549 DEEDWARRSP
07/20/2023 09 16 21 AM 5 pgs
Fees $27 00 Taxes $0 00
20230720-0055858

Record and return to:
Same as preparer

Name and Address of New Owner:	Send Tax Bills to:	Map/Parcel:
George Kennedy, Jr. Family Trust Caryl Lauren Kennedy Brower, Trustee 605 Spring House Court Brentwood, TN 37027	Same as New Owner	161-09-0-140.00

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Whereas, George F. Kennedy, Jr. died on May 1, 2008 leaving a Last Will and Testament dated January 13, 2000; and, whereas the will was admitted to probate on April 27, 2023 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P688; and, whereas Joyce H. Kennedy 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 and Tennessee inheritance tax closing letter are attached as Exhibit A and Exhibit B respectively; and,

Whereas, George F. Kennedy, Jr. owned real property in Davidson County, Tennessee at his death; and, whereas the Last Will and Testament of George F. Kennedy, Jr. directs the real property to be administered as part of the estate subject to the control of the Personal Representative; therefore:

Joyce H. Kennedy, as Personal Representative of the Estate of George F. Kennedy, Jr., hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of George F. Kennedy, Jr., does hereby transfer and convey with fiduciary covenants unto **Caryl Lauren Kennedy Brower, Trustee of the George Kennedy, Jr. Family Trust**, hereinafter called Grantee, her successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot number 55B on the plan of the revised zone lot division of Lots number 54, 55, 57, 58, 60, 63, 64, 65 and 66 of Brentwood Meadows, Section 3, as of record in Book 6250, Page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to George F. Kennedy, Jr. by deed from Joyce H. Kennedy of record in Instrument No. 200001140004954, Register's Office for Davidson County, Tennessee.

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 all easements, covenants, conditions, restrictions, liens, encumbrances, and other matters of record.

This is improved property known as 5510 Thalman Drive, Brentwood, Tennessee 37027.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances, and hereditaments thereto belonging, to Grantee, her successors and assigns in fee simple forever. By executing and delivering this deed, Grantor releases Grantor's right to recover the property conveyed if the Estate hereafter becomes insolvent.

Grantor, as Personal Representative, covenants with Grantee that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantee, her successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

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 on July 14, 2023.

Joyce H Kennedy

Joyce H. Kennedy, Personal Representative
Estate of George F. Kennedy, Jr., Grantor

State of Tennessee
County of Williamson

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

Witness my hand and official seal on July 14, 2023.

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

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

Subscribed and sworn to before me on July 14, 2023.

Caryl Brower
Caryl L. K. Brower, Trustee, Grantee

Notary Public
My Commission Expires. 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

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April 28, 2023

Joel R. Hooper
5115 Maryland Way, Suite 131
Brentwood, TN 37027

RE: Kennedy, Jr., George Frank Date of Death: 5/1/2008 SSN: xxx-xx-2132
Our File Number: 96600

Joel R. Hooper:

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

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STATE OF TENNESSEE
DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter

April 17, 2023

JOEL P HOOPER
ESTATE OF GEORGE F KENNEDY
5115 MARYLAND WAY STE 131
BRENTWOOD TN 37027-1200

Letter ID:	L0633661504
Account ID:	1002279718-INH
Account Type:	Inheritance Tax
Filing Period:	May 1, 2008

Dear Taxpayer Representative:

This letter is to confirm that the above-referenced estate has filed a sworn return for inheritance tax with the Department of Revenue. This is not a bill for tax due. The Inheritance Tax Closing Certificate for this estate is attached below. **Please retain a copy of this letter for your records.**

Tennessee Department of Revenue

Inheritance Tax Closing Certificate

April 17, 2023

JOEL P HOOPER
ESTATE OF GEORGE F KENNEDY
5115 MARYLAND WAY STE 131
BRENTWOOD TN 37027-1200

Account ID:	1002279718-INH
Account Type:	Inheritance Tax
Date of Death:	May 1, 2008
County:	DAVIDSON
SSN:	***-**-2132

This estate has filed a sworn return for inheritance tax with the Department of Revenue. As provided by Tenn. Code Ann. § 67-8-420, this certificate authorizes the court of the county in which this estate was administered to permit a final settlement or accounting by the estate representative. The estate, as denoted in this closing certificate, has paid the following tax liability to the State of Tennessee. **This is not a bill:**

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

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