Karen Johnson Davidson County
Batch# 1030148 DEEDQC
07/25/2023 08:19:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230725-0057049

This instrument prepared by:
Kyle B. Heckman
Mount Juliet Legal, PLLC
1000 Pleasant Grove Place
Suite 200
Mount Juliet, TN 37122
615-758-4426

New owner/Send tax bills to:
Matthew Allan Nevans
554 D Park Ave.
Lebanon, TN 37087

Tax ID:
Ctrl Map: 75.08
Group: A
Parcel: 36.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and the preparer of this document shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal, and/or tax related counsel.

ADMINISTRATORS' QUITCLAIM DEED

James H. Nevans died intestate on September 14, 2022. Glenda Bramblett and Matthew Nevans were appointed Co-Administrators of the decedent's Estate on November 30, 2022 (Probate Court of Wilson County, Tennessee Case No. 2022-PR-561). The Administrators are duly qualified. All debts of the Decedent have been paid. A release from the Bureau of TennCare is attached hereto as an exhibit. The Administrators, by signing this Deed, release any right the Administrators has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the provisions of the probate laws of the state of Tennessee, **Glenda Bramblett and Matthew Allan Nevans, individually and in their capacity as Co-Administrators of the Estate of James H. Nevans,** quitclaims unto **Matthew Allan Nevans**, his heirs and assigns, all right, title and interest in the following described real estate located in Davidson County, Tennessee:

> Being Unit No. 138 on the Condominium Plat of Brook Castle of record in Plat Book 6250, Page 627 and amended in Book 6680, Page 905, Book 6727, Page 762, and Book 6919, Page 571, Register's Office of Davidson County, Tennessee and being further established by the Master Deed of

record in Book 6519, Page 747, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to James Nevans by Warranty Deed from Catherine Felts dated February 14, 2012, of record in Instrument No. 20120216-0013569, Register's Office of Davidson County, Tennessee. James Nevans died intestate on September 14, 2022 leaving Matthew Allan Nevans as his sole intestate heir. See also Affidavit of Heirship of record in Instrument No. 202307250057048 Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations, and encumbrances as may affect the premises.

WITNESS our hands on this the 18th day of July 2023.

Estate of James H. Nevans

By: Glenda Bramblett Co-Administrator
Glenda Bramblett, Co-Administrator

By: Matthew Nevans Co-Administrator
Matthew Nevans, Co-Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared **Glenda Bramblett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Administrator of the Estate of James H. Nevans, and that as such Co-Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate as the Co-Administrator thereof.

Witness my hand and official seal this the 18th day of July 2023.

QUINCY L. SALAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC
My commission expires: 12/29/2026

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared **Matthew Nevans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Administrator of the Estate of James H. Nevans, and that as such Co-Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate as the Co-Administrator thereof.

Witness my hand and official seal this the 18th day of July 2023.

QUINCY L. SALAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC
My commission expires: 12/29/2026

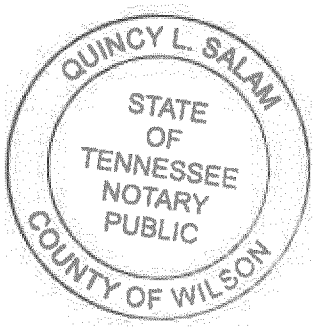
STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Cassie A Hasten
AFFIANT

Subscribed and sworn to before me this the 18th day of July 2023.

NOTARY PUBLIC
My Commission Expires: 12/29/2026



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

December 6, 2022

Quincy L. Salam
1000 Pleasant Grove Place, Ste. 200
Mt. Juliet, TN 37122

RE: Nevans, James Houston Date of Death: 9/14/2022 SSN: xxx-xx-2108
Our File Number: 84597

Quincy L. Salam:

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

CERTIFICATE OF AUTHENTICITY

I, Kyle B. Heckman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 18, 2023.

Kyle B. Heckman Date: 7/24/2023

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn and subscribed before me this 24th day of July 2023.

Cassie A Karsten
NOTARY PUBLIC
My commission expires: 5-22-27

CASSIE A. KARSTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY