QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1036583 DEEDQC
08/09/2023 11:20:22 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20230809-0061742

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is inheritance.
Subscribed and sworn to before me on this 9th day of August, 2023.

JULIE ELIZABETH FLANAGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Julie Elizabeth Flanagan
Notary Public
My Commission Expires: 05/03/2027

NEW OWNER:
Edith Edna Miller
208 McArthur Drive
Madison, TN 37115

SEND TAX BILLS TO:
Edith Edna Miller
208 McArthur Drive
Madison, TN 37115

MAP-PARCEL NUMBERS
Map 43-11
Parcel 16
11D-54605

Decedent, Emma Dean Adams ("Decedent") died on May 2, 2023, in Davidson County, Tennessee, leaving a Last Will and Testament executed on March 8, 2010, with a First Codicil executed on April 12, 2018, and a Second Codicil executed on April 18, 2021. The Will was admitted to probate in Davidson County, Tennessee in the matter of *The Estate of Emma Dean Adams* Estate No. 23P1309, and a copy of this Order is attached herein as Exhibit A. There is no TennCare lien owed to the State, and a copy of the TennCare Release is attached herein as Exhibit B. The Executor, by signing this Deed, releases any rights the estate may have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Last Will & Testament, First Codicil, and Second Codicil of Emma Dean Adams, Edith Edna Miller, as Executor of the Estate of Emma Dean Adams, hereinafter referred to as "Grantor," does hereby transfer and convey to Edith Edna Miller, hereinafter referred to as "Grantee," her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Sanford Subdivision, of record in Plat Book 6200, Page 153, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Emma Dean Adams, by deed from Ramon Pimentel and Elsie Pimentel, dated November 26, 1991, of record in Book 8499, page 29, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easement, restrictions, and setback lines of record.

This instrument is being executed on behalf of the Estate of Emma Dean Adams, pursuant to Edith Edna Miller being decreed as the Executor of the Last Will and Testament, First Codicil, and Second Codicil of the Decedent, Emma Dean Adams, on the 19th day of July, 2023, and being filed for record simultaneously herewith.

This is improved property known as 208 McArthur Drive, Madison, Tennessee, 37115.

WITNESS MY HAND on this 9th day of August, 2023.

Edith Edna Miller
EDITH EDNA MILLER
Executor of the Estate of Emma Dean Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edith Edna Miller, Executor of the Estate of Emma Dean Adams, with whom I am personally acquainted, and who acknowledged that she executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 9th day of August, 2023.

JULIE ELIZABETH FLANAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Julie Elizabeth Flanagan
NOTARY PUBLIC
My Commission Expires: 05/03/2027

Document Prepared By:
Ryan C. Davis, Attorney
1224 2nd Avenue South, Suite 102
Nashville, TN 37210
615.649.0110 (telephone)
ryan@ryancdavislaw.com

EFILED 07/19/23 02:2[illegible] Clerk

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE: ESTATE OF EMMA DEAN ADAMS) NO. 23P1309

ORDER OF PROBATE

This matter is before this Honorable Court on the Petition of Edith E. Miller to Probate the Last Will and Testament of the Estate of Emma Dean Adams, deceased, and that letters testamentary be issued to her, bond being waived.

Petitioner moves that the foregoing paper writing be admitted to probate and recorded as the Last Will and Testament of Emma Dean Adams. Petitioner further moves that the first and second Codicils to the Last Will and Testament of Emma Dean Adams also be admitted to probate and recorded as such.

Appearing before the court were the Petitioner, Edith E. Miller, Ryan C. Davis, counsel for the Petitioner, and the witnesses to the execution of the second Codicil, Michelle Tankersley-Smith and June Pearson. Michelle Tankersley-Smith and June Pearson provided live testimony, under oath, regarding the Decedent's execution of the second Codicil, and as to Decedent being of sound mind and body at the time of execution of the second Codicil.

It appeared to the Court that upon hearing the testimony of the witnesses, and from the sworn Petition to Probate Will and from the affidavits of the witnesses, that the Last Will and Testament, the first Codicil, and the second Codicil were all signed by the Decedent, were written in the lifetime of the Decedent, and were signed by the Decedent in the presence and sight of the witnesses, who at the Decedent's request, in the Decedent's presence and sight, and in the presence and sight of each other, subscribed their names thereto as attesting witnesses; that said instruments were executed by the Decedent on the day bearing date as and for each instrument; that the Decedent was at the time of sound mind and disposing memory and was more than 18 years of age; that the Decedent died on May 2, 2023 in Davidson County, Tennessee; and that

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the Decedent's usual place of residence at the time of her death was in Davidson County, Tennessee.

It further appears that the second Codicil to the Last Will and Testament of Emma Dean Adams appoints Edith E. Miller as Executor. Further, the Last Will and Testament waives bond.

It further appears that the Last Will and Testament is silent as to the requirement of an inventory and accounting. As such, an inventory and accounting shall be required.

It further appears that Petitioner is in compliance with T.C.A. § 30-1-117(10), having never been convicted of a Felony or Misdemeanor.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that said paper writing dated March 8, 2010, constitutes the true, whole, and Last Will and Testament of Emma Dean Adams, deceased, the first Codicil to Decedent's Last Will and Testament dated April 12, 2018, and the second Codicil to Decedent's Last Will and Testament dated April 18, 2021, and the same is hereby admitted to probate as such and the Clerk is directed to file and record the same.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Letters of Testamentary be issued to Edith E. Miller as Executor of the Last Will and Testament of the Decedent, Emma Dean Adams. No bond is required, the Will having excused the making of bond.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that an inventory and accounting shall be required.

ENTERED THIS _____ DAY OF _____, 2023.

_____
HONORABLE JUDGE ANDRA J. HEDRICK

APPROVED FOR ENTRY:

/s/ Ryan C. Davis
Ryan C. Davis, #34588
Ryan C. Davis Law, PLLC
Attorney for Petitioner

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1224 Second Avenue S., Suite 102
Nashville, TN 37210
615-649-0110

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been forwarded by U. S. Mail, postage prepaid, on this 19th day of July, 2023, to the following parties:

Edith E. Miller
208 McArthur Dr.
Madison, TN 37115

Gale Scales
1699 Harpo Rd.
Manchester, TN 37355

Shawn Wright
808 Wren Rd., Apt. 21
Goodlettsville, TN 37072

Morris Wright
25725 Wagner Way
Stevenson, CA 91381-2343

Dobby W. Miller
65 Camargo Rd.
Fayetteville, TN 37334

Michelle Tankersley-Smith
208 McArthur Dr.
Madison, TN 37115

Nicole Miller
65 Camargo Rd.
Fayetteville, TN 37334

June Pearson
190 Hobbs St.
Royston, GA 30662

Trent Tankersley
16510 Ohern Street
Omaha, NE 68135

Eric R. Smith
208 McArthur Dr.
Madison, TN 37115

Christopher Wright
929 Springville Hwy.
Goodlettsville, TN 37072

Jerry Hayes
307 Aurora Ave.
Madison TN, 37115

Reba Hayes
307 Aurora Ave.
Madison TN, 37115

J.C. Riddle
812 Delaware Ave.
Madison TN, 37115

Kelly Day
212 Harbor Drive
Hendersonville, TN 37075

Brian Linville
8248 Legacy Way
Pleasant View, TN 37146

Brent Linville
106 South Shadowhaven Way
Hendersonville, TN 37075

/s/ Ryan C. Davis

EFILED 07/19/23 02:25 PM CASE NO. 23P1309 Joseph P. Day, Clerk

Case Title: MILLER V ADAMS

Case Number: 23P1309

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Exhibit A

EFILED 07/27/23 08:34 AM CASE NO. 23T1009 Joseph P. Day, 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

#

July 26, 2023

Edith Edna Miller
208 McArthur Dr.
Hendersonville, TN 37115

RE: Adams, Emma Dean Date of Death: 5/2/2023 SSN: xxx-xx-8878
Our File Number: 103875

Edith Edna Miller:

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