Karen Johnson Davidson County
Batch# 1037153 DEEDQC
08/10/2023 03 32 41 PM 4 pgs
Fees $22 00 Taxes $0 00
20230810-0062222

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

EXECUTRIX'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
DEBORA JACKSON 811 Gwynn Drive Nashville, TN 37216	Same	Map 061-11-0. Parcel 284.00

IN ORDER TO ADMINISTER THE ESTATE OF **DAVID PAUL JACKSON**, the Executrix, **TERESA RENEE SHOAF**, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **DEBORA JACKSON**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of lot "A" on the Map of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, described according to a survey made by Cantrell, Connell and Morrison, Engineers, July 12, 1955, as follows:

Beginning on the easterly margin of Gallatin Road, as now widened and located, at a point 45 feet north on the northwest corner of the property conveyed to W. T. Hampton by deed from Graves Pate and wife, of record in Book 1005, page 22, said Register's Office; thence eastwardly 108.5 feet to an iron pin in the westerly line of the property conveyed to Sarah Malone Woolwine by deed from E. Graves Pate and wife, of record in Book 846, page 125, said Register's Office, said point being 65.4 feet north of said Hampton's northerly line; thence with said Woolwine's westerly line northwardly 55 feet to an iron pin at the southeast corner of the property conveyed to John and George Gianikas by deed from C. F. Cantrell and wife, of record in Book 1678, page 518, said Register's Office; thence with said Gianikas' southerly line westwardly 108.5 feet to the easterly margin of said Gallatin Road; thence southwardly 55 feet to the beginning.

Being the same property conveyed to David Paul Jackson by Warranty Deed from Larry East and Debbie East, husband and wife, grantors, of record in Book 10413, Page 5-8, Register's Office for Davidson County, Tennessee.

David Paul Jackson passed away on the 7th day of March, 2023.

On May 25, 2023, **David Paul Jackson**'s probate estate (the "**Estate**") was opened in the 7th Circuit Court of Davidson, Tennessee, Probate Division, Docket No. 23P890, and **Teresa Renee Shoaf** was appointed as the Executrix of the Estate. The sole heir under the last will and testament of David Paul Jackson is Debora Jackson. A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to these encumbrances:

1. All matters set forth on the Plan of record in Book 421, page 143, Register's Office for Davidson County, Tennessee;
2. Perpetual easement for ingress and egress and septic tank, of record in Book 2446, page 186, said Register's Office
3. Easement for sanitary sewers, of record in Book 4298, page 397, said Register's Office;

and all other 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).

Affiant

SUBSCRIBED AND SWORN TO before me this 8th day of August, 2023.

Notary Public

My Commission Expires:

LISA C. WOODRUFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires MAY 16, 2026

This is improved property known as 4012 Gallatin Road, Nashville, TN 37216.

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 Executrix's Quitclaim Deed solely in her official capacity as Executrix and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executrix's Quitclaim Deed this 8th day of August, 2023.

Estate of David Paul Jackson

Teresa Renee Shoaf, Executrix

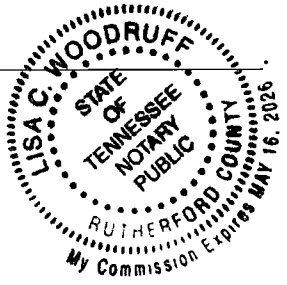
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 8th day of August, 2023.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: _____.



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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June 20, 2023

Harlan Dodson
1310 6th Ave. North
Nashville, TN 37208

RE: Jackson, David Paul Date of Death: 3/7/2023 SSN: xxx-xx-9609
Our File Number: 100978

Harlan Dodson:

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

