Karen Johnson Davidson County
Batch# 1041978 DEEDWARR
08/23/2023 03:35:44 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230823-0066075

This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
310 Demonbreun St. #1405
Nashville, TN 37201
(615) 812-1886

EXECUTOR DEED

Address New Owner(s) as Follows:

Lisa S. Moore, etal
401 Placid Grove Lane
Goodlettsville, TN
37072

Send Tax Bills to:
Lisa S. Moore, etal
401 Placid Grove Lane
Goodlettsville, TN
37072

Map-Parcel Nos:
01800003200

STATE OF TENNESSEE)
COUNTY OF Sumner)

NANCY KING CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration for this transfer is $0.00.

Lisa S. Moore
Affiant

Subscribed and sworn to before me on this 22nd day of August, 2023.

Notary Public

My Commission Expires: 12-21-25

KNOW ALL MEN BY THESE PRESENTS that DONNA P. STEPHENS died on May 16, 2022, leaving a Will dated December 19, 1997, and a First Codicil To Will dated May 2, 2022. The Will and First Codicil were admitted to Probate on September 8, 2022, in the Circuit Court of Davidson County Tennessee, Probate Division, Docket Number 22P1265. Lisa S. Moore was appointed Executor of the Estate of DONNA P. STEPHENS and duly qualified. A copy of the TennCare Release is attached as Exhibit A. All lawful debts of the decedent have been paid. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will and First Codicil of DONNA P. STEPHENS, the Executor hereby transfers and conveys to Lisa S. Moore, Leslie S. Rigney n/k/a Leslie Crump, and Linde S. Waller, each as to a one third undivided interest, (hereinafter referred to collectively or individually as the Grantee) the following real estate in Davidson County, Tennessee:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY AS FOLLOWS:

BEGINNING AT A POINT IN LUMSLEY FORK, IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, IN THE EASTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM, HAVING A DEED REFERENCE IN DEED BOOK 5066, PAGE 708, RODCT, SAID POINT BEING LOCATED FROM A CONCRETE MONUMENT (OLD), IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, THE NORTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM.

S 12 28'56" E, 8.70 FEET, TO THE POINT OF BEGINNING, THE NORTHWEST CORNER OF THIS TRACT, MARKED BY A WITNESS PIN (NEW), ON THE SOUTHERLY SIDE OF LUMSLEY FORK, AND CONTINUING, AS FOLLOWS:

N 84 26'46" E, 343.70 FEET TO A POINT IN LUMSLEY FORK, IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, MARKED BY A WITNESS PIN (NEW), ON THE SOUTHERLY BANK OF LUMSLEY FORK;

THENCE WITH A NEW LINE, AS FOLLOWS:
S 00 00'00" W, 341.40 FEET TO AN IRON PIN (NEW);

THENCE, S 37 23'50" E, 627.95 FEET TO AN IRON PIN (NEW);

THENCE, S 02 23'56" W, 503.63 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, HAVING A DEED REFERENCE IN DEED BOOK 4434, PAGE 77, RODCT;

THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, AS FOLLOWS:
N 87 36'04" W. 367.13 FEET TO AN IRON PIN (OLD);

THENCE, N 04 40'42"E, 112.72 FEET TO AN IRON PIN (OLD):

THENCE, N 84 37'33" W, 85.15 FEET TO A CONCRETE MONUMENT (OLD), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JACK H. STEPHENS, A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO PHILLIP DURHAM;
N 12 28'56" W, 1202.94 FEET, TO THE POINT OF BEGINNING, CONTAINING 12.25 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/8/A, STEVEN E. ARTZ AND ASSOCIATES, INC., 4779 HIGHWAY 41 NORTH, SPRINGFIELD, TENNESSEE, 37172, DATED APRIL 15, 2015.

THE ABOVE- D E S C R I B E D TRACT OF LAND IS SUBJECT TO AND SERVED BY A SHARED DRIVEWAY EASEMENT, WHICH IS DESCRIBED, HEREIN.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A 12' INGRESS AND EGRESS EASEMENT OF RECORD IN DEED BOOK 5658, PAGE 626, RODCT, AND ALSO A 150' TENNESSEE VALLEY AUTHORITY EASEMENT, AS SHOWN ON THE PLAT, THIS SURVEY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES M. ANDERSON BY INSTALLMENT DEED FROM DR. JAMES S. HASTIE, OF RECORD IN DEED BOOK 5658, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
RESTRICTIONS: THE ABOVE-DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS. SAID RESTRICTIONS WILL EXPIRE 25 YEARS FROM DATE OF THIS DEED.

1. **THIS PROPERTY IS RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE. NO MULTI-FAMILY DWELLINGS ARE PERMITTED.**
2. **NO SINGLE-WIDE MOBILE HOME, DOUBLEWIDE MOBILE HOMES, PREFAB OR MANUFACTURED HOME, TRAILER, RECREATIONAL VEHICLE, TENT, BASEMENT HOUSE SHALL BE ERECTED ON THE PROPERTY AND/OR USED AS EITHER TEMPORARY OR PERMANENT RESIDENCE. ALL HOUSES SHALL BE BRICK OR STONE TO GRADE, LOG PERMITTED.**
3. **THERE SHALL BE NO OUTSIDE RADIO ANTENNAS OR SATELLITE TOWERS ALLOWED.**
4. **NO JUNK VEHICLES SHALL REMAIN ON THE PROPERTY FOR ANY TIME PERIOD WITH JUNK VEHICLE BEING DEFINED AS A VEHICLE THAT IS INOPERABLE FOR A PERIOD OF MORE THAN TEN (10) DAYS.**
5. **THERE WILL BE NO DEBRIS, JUNK OR GARBAGE ALLOWED ON THE PROPERTY AT ANY TIME.**
6. **NO NOXIOUS OR OFFENSIVE OPERATIONS SHALL BE CONDUCTED OR MAINTAINED ON THE PROPERTY OR ANY DIVIDED LOT, INCLUDING ANYTHING WHICH CAUSES EXCESSIVE NOISE OR AIR QUALITY PROBLEMS. NOTHING SHALL BE DONE ON THE PROPERTY OR ANY LOT THAT MAY CONSTITUTE ANUISANCE OR UNREASONABLE ANNOYANCE TO THE NEIGHBORHOOD.**
7. **TRACT SHALL NOT BE PURCHASED FOR THE SOLE PURPOSE OF DIRT OR SOD REMOVAL.**
8. **IF ANY PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE.ANY OF THE COVENANTS OR RESTRICTIONS HEREIN, DURING THE TIME PERIOD SET OUT ABOVE, IT SHALL BE LAWFUL FOR THE SELLER OR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER PROPERTY IN THIS DEVELOPMENT TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND RESTRICTIONS, TO ENJOIN SUCH VIOLATION AND/OR FOR DAMAGES. ANY GRANTEE, HEIRS OR ASSIGNS IN VIOLATION OF THESE RESTRICTIVE COVENANTS SHALL BE RESPONSIBLE FOR PAYMENTS OF ALL EXPENSES INCURRED IN ENFORCING SAID RESTRICTIVE COVENANTS INCLUDING REASONABLE ATTORNEY FEES.**

This conveyance is subject to taxes for the year 2023, which have been prorated and assumed by the Grantee, and subsequent years.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Donna L. Stephens and husband Jack H. Stephens, by Warranty Deed from James M. Anderson in Instrument No. 20150619-0059062, of the Register's Office of Davidson County, Tennessee. Said Warranty Deed corrected by Scrivener's Affidavit to Correct Instrument 20150619-0059062 of the Register's Office of Davidson County, Tennessee of the Register's Office of Davidson County, Tennessee. The said Jack H. Stephens having since died, and Donna L. Stephens, n/k/a Donna P. Stephens, took sole title through tenancy by the entirety. The said Donna L. Stephens, a/k/a known as Donna P. Stephens having since died testate on May 16, 2022, and pursuant to Provision 2. of her First Codicil to Will, referenced above, any real property owned by her at her death shall be administered as part of her probate estate.

TO HAVE AND TO HOLD the said real estate, with all of its appurtenances to the said Lisa S. Moore, Leslie S. Rigney n/k/a Leslie Crump, and Linde S. Waller, each as to a one third undivided interest, (hereinafter referred to collectively or individually as the Grantee) with full power to sell, lease, transfer, convey or otherwise deal with said real estate.

I as Executor only, do covenant with the said Grantee, that I as Executor only, am lawfully seized and possessed of the land in fee simple, have a good right to convey it and the same is unencumbered.

The legal description contained herein is the same as that contained in the previous deed of record.

This is unimproved property known as 0 Brick Church Pike, Tract 2, Goodlettsville, TN 37072, in Davidson County, Tennessee.

WITNESS my hand this 22nd day of August, 2023.

ESTATE OF DONNA P. STEPHENS DECEASED

BY: Lisa S. Moore, Ex
LISA S. MOORE EXECUTOR

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Lisa S. Moore, 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 Executor of the Estate Of DONNA P. STEPHENS, Deceased, the within named bargainor, and that she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing her name as Executor.

WITNESS my hand and official seal at Goodlettsville Tennessee, this 22nd day of August, 2023.

Nancy King Crawford
Notary Public

My Commission Expires: 12-21-25

NANCY KING CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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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EXHIBIT A

September 12, 2022

Nancy King Crawford
301 Demonbreun St., #1405
Nashville, TN 37201

RE: Stephens, Donna P. Date of Death: 5/16/2022 SSN: xxx-xx-1301
Our File Number: 77476

Nancy King Crawford:

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