Karen Johnson Davidson County
Batch# 1064912 DEEDWARR
10/26/2023 11:02:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20231026-0083870

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

ADMINISTRATOR'S DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Stephanie Mian Maxwell, Megan Elizabeth Aregis, and Moura Victoria Weatherly 216 Omohundro Place, Nashville, Tennessee 37210	Stephanie Mian Maxwell, Megan Elizabeth Aregis, and Moura Victoria Weatherly 216 Omohundro Place, Nashville, Tennessee 37210	09410004200

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

Stephen M. Maxwell died on May 1, 2022, leaving a Will dated July 10, 2019. The Will was admitted to probate on September 9, 2022, in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 22P1136. Stephanie Mian Maxwell, ("Administrator/Grantor") was appointed as Administrator of the Estate and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as **Exhibit A.** The Administrator, by signing this deed, releases any rights the Administrator 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 and Testament of Stephen M. Maxwell, Administrator transfers and conveys to Stephanie Mian Maxwell, Megan Elizabeth Aregis, and Moura Victoria Weatherly ("Grantees"), all of the Estate's 25% interest the following described real property in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot 23-B of the Re-Subdivision of Lot 23, Visco Industrial Subdivision, Section 3, by Vine Street Realty Company, according to survey by Barge, Waggoner & Sumner, Inc., approved by the Metropolitan Planning Commission on November 30, 1971, and recorded on the same date in Book 4470, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot 23-B is described as BEGINNING at the Southwest corner of the original Lot 23 of the Plan of Visco, Section 3, as recorded in Book 3842, Page 183, Register's Office for Davidson County, Tennessee, which corner is in the East right of way line of Omohundro Place; thence, North 19 deg. 51' West 69 feet to a point in said right of way line; thence, North 70 deg. 09' East 181.45 feet to a point in the East boundary line of said original Lot 23, the Southeast corner of Lot 23-A; thence, South 25 deg. 46' East 69.34 feet to the Southeast corner of Original Lot 23; thence, South 70 deg. 09' West 188.05 feet to the point of BEGINNING.

Being the same property conveyed to Stephen M. Maxwell as to an undivided 25% interest (deceased), Miriam Gay Magee as to an undivided 25% interest, Mary Pamela Maxwell Hill as to an undivided 25% interest, and Harry Herby Maxwell as to an undivided 25% interest, as tenants-in-common, from R & M Properties, a Tennessee general partnership, on December 22, 2015, and recorded on December 23, 2015, in Instrument Number 20151223-0129045, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 216 Omohundro Place, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real property, with all its appurtenances, to the said Grantees, their heirs, assigns, and successors, forever with full power to sell, lease, transfer, convey, or otherwise deal with said real property. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Administrator/Grantor only, do covenant with the said Grantees, that I, as the Administrator/Grantor only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as described herein.

(Signature Page to Follow)

ESTATE OF STEPHEN M. MAXWELL

By: Stephanie Mian Maxwell

STEPHANIE MIAN MAXWELL, Administrator/Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHANIE MIAN MAXWELL, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of July 2023.

Frances Baiza

NOTARY PUBLIC

My Commission Expires: 11/06/2023

FRANCES BAIZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.00.

Affiant/Grantee: **Stephanie Mian Maxwell, *Grantee***

Stephanie Mian Maxwell
Stephanie Mian Maxwell

Subscribed and sworn to before me this 19th day of July 2023.

Frances Baiza
Notary Public

My Commission Expires: 11/06/2023

FRANCES BAIZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.00.

Affiant/Grantee: **Megan Elizabeth Aregis, *Grantee***

Megan Elizabeth Aregis
Megan Elizabeth Aregis

Subscribed and sworn to before me this 19th day of July 2023.

Frances Baiza
Notary Public

My Commission Expires: 11/06/2023

FRANCES BAIZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.00.

Affiant/Grantee: **Moura Victoria Weatherly, *Grantee***

Moura Victoria Weatherly

Subscribed and sworn to before me this 19th day of July 2023.

Notary Public

My Commission Expires: 11/06/2023

FRANCES BAIZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

EXHIBIT A

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 09410004200.

2. Matters shown on the Plan of record in Plat Book 4470, Page 123, Register's Office for Davidson County, Tennessee.

3. All matters shown in the survey of 216 Omohundro Place, by Delle Land Surveying, Steven D. Delle, R.L.S. #1710, dated November 6, 2015, as revised December 15, 2015, as Job #01006.

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 12, 2022

Christie White
131 Walton Ferry Rd., Ste. 11
Hendersonville, TN 37075

RE: Maxwell, Stephen Meredith Date of Death: 5/1/2022 SSN: xxx-xx-3403
Our File Number: 85155

Christie White:

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

Tennessee Certification of Electronic Document

I, James W. Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document 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 07/19/2023 (date of document).

Affiant Signature

10/26/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of October, 2023

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

