Karen Johnson Davidson County
Batch# 1067595 DEEDQC
11/02/2023 11:05:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231102-0085810

This Instrument Prepared by:
MARTIN A. KOOPERMAN
KOOPERMAN, MONDELLI & LEONARDO
603 Woodland Street
Nashville, TN 37206

This firm did not conduct a title search, issue a title opinion letter or issue the title insurance regarding the sale of this property and relied upon previous property description.

QUIT CLAIM DEED FROM THE EXECUTOR OF THE ESTATE OF RALPH LYNN SMITH

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
Kathy Lynn Bishop 935 General George Patton Rd Nashville, TN 37221	Same	142-09-0C-935.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, I, **JEB E. BISHOP, Executor of the Estate of Ralph Lynn Smith** ("Grantor") by these presents do hereby quitclaim and convey my interest in and to **KATHY LYNN BISHOP** (Grantee"), her heirs, successors and assigns, a certain parcel or tract of land described as follows:

> Land in Davidson County, Tennessee being Lot No. 935 together with the carport designated as 935-C on the Plan of River Plantation, Section 5, Phase 1, Lot 2, a condominium, a horizontal property regime of record in Plat Book 5200, Page 257, Register's Office for Davidson County, Tennessee County.
>
> Being the same property conveyed to Ralph Lynn Smith by Warranty Deed from Otter Creek Holding, LLC of record in Instrument No. 20210608-0076477, Register's Office for Davidson County, Tennessee. The said Ralph Lynn Smith having died on November 14, 2022 leaving a Will dated September 23, 2020. The Will was admitted to Probate on January 12, 2022 in the Probate Court for Davidson County, Tennessee, Docket No. 22P-2316. The Will named JEB E. BISHOP to serve as Executor. Jeb E. Bishop has been appointed as Executor and is duly qualified to serve. All debts of the Decedent have been paid. The Executor, by signing this Quitclaim Deed releases any right he may have to recover this property in the event of the subsequent insolvency of this Estate.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 property taxes, a lien but not yet due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.

3. Subject to Master Deed, By-Laws, Rules and Regulations of River Plantation, Section 5 of record in Book 5410, Page 248, said Register's Office.
4. Charter of River Plantation, Section V HOA in Instrument No. 20130409-0035151, said Register's Office.
5. Any and all notes and matters on the Plan of record in Plat Book 5200, Page 257, said Register's Office.
6. Easement for TVA Transmission Line of record in Book 2274, Page 547, said Register's Office.
7. Rules and Regulations of record in Book 5410, Page 283, said Register's Office.

This is improved property known as 935 General George Patton Rd., Nashville, TN 37221.

Witness my hand this 1st day of November, 2023.

EXECUTOR OF THE ESTATE OF RALPH LYNN SMITH

By: _____
JEB E. BISHOP

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 Executor, **JEB E. BISHOP,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he is the Executor of the Estate of Ralph Lynn Smith and that as such Executor, he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 2023.

_____
NOTARY PUBLIC
My Commission Expires: 3/9/27

SEAL
MARTINA KOOPERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

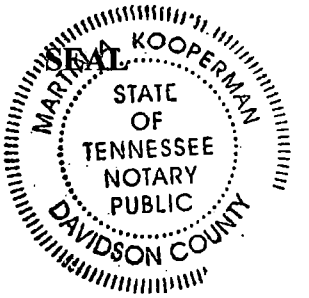
The actual consideration or value whichever is greater for this transfer is $1.00.

AFFIANT

Sworn to and subscribed before me this
12 day of November, 2022.

NOTARY PUBLIC
My Commission expires: 3/9/27

SEAL



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

#

January 19, 2023

Martin D. Kooperman
603 Woodland St.
Nashville, TN 37206

RE: Smith, Ralph Lynn Date of Death: 11/14/2022 SSN: xxx-xx-6652
Our File Number: 87901

Martin D. Kooperman:

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