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

Karen Johnson Davidson County
Batch# 1074925 DEEDQC
11/22/2023 02:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231122-0091157

# EXECUTOR'S QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL NO. |
|---|---|---|
| Amy Rutherford<br>4455 Cato Road<br>Nashville, TN 37218 | Same | 058 00 0 038.00 |

IN ORDER TO ADMINISTER THE ESTATE OF **Ronald Edward Wood**, the Executor, **Michael Shannon**, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **Amy Rutherford**, 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 Davidson County, Tennessee, being a tract of land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, dated June 27, 1940, as follows:**

**Beginning at a point in the center of Cato Road at the northeast corner of a tract of land owned by Carman and being the northwest corner of a 62 1/2 acre tract of land conveyed to George W. Davis by deed from Solon Maddux and wife, of record in Book 910, page 162, Register's Office for Davidson County, Tennessee; running thence with Carmen's easterly line (Davis' west line) south 2 3/4 degrees west 616 feet to a stake in said line; thence south 71 1/4 degrees east 180 feet to a stake; thence north 1 3/4 degrees east 680 feet to the center of said Road; thence with the center of said Road, westwardly 164 1/2 feet to the beginning, containing 2 1/2 acres, more or less.**

Being the same property conveyed to Ronald Wood, unmarried, by Warranty Deed from Gregory Rae Sterling and Deborah Debolt Sterling, husband and wife, of record in Instrument No. 20190613-0056679, Register's Office for Davidson County, Tennessee.

Ronald Edward Wood (the "**Decedent**") passed away on the 10th day of October, 2023.

On the 19th day of October, 2023, the Decedent's probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 23P2020 and the property passed to Grantor as Executor.

Pursuant to Article V, Section 1 of Decedent's last will and testament, the Decedent devises the property to Grantee.

A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409.

**Michael Shannon**, Affiant

SUBSCRIBED AND SWORN TO before me this 22nd day of November, 2023.

Notary Public My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

This is improved property known as 4455 Cato Rd., Nashville, Tennessee 37218.

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 Michael Shannon executes this Executor's Quitclaim Deed solely in such person's official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 22nd day of November, 2023.

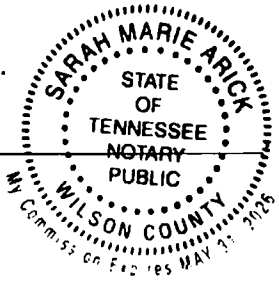
**Estate of Ronald Edward Wood**

**Michael Shannon,** Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **Michael Shannon**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that such person has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Ronald Edward Wood and acknowledged that such person is the Executor of the Estate of Ronald Edward Wood, the within named Grantor, and that in such capacity, such person, being authorized to do so, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Ronald Edward Wood.

Witness my hand and official seal this 22nd day of November, 2023.




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
#

November 20, 2023

Dodson Parker Behm & Capparella, PC
1310 6th Ave. N
Nashville, TN 37208

RE: Wood, Ronald Edward Date of Death: 10/10/2023 SSN: xxx-xx-6160
Our File Number: 113747

Dodson Parker Behm & Capparella, PC:

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

EXHIBIT
A

No Ben 2021-1

# Certificate of Authenticity

I, Sarah Arick, 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 on November 22, 2023 and authenticated according to law on July 1, 2021.

Date: 11/22/2023

Sarah Arick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me on November 22, 2023.

Notary Public: Julie Downs Payne
My Commission Expires: 03/03/2026

J. D. PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2026