This instrument was prepared by:
Patricia R. Young
Perrone & Young
400 Sugartree Lane, #220
Franklin, TN 37064-3073

Karen Johnson Davidson County
Batch# 1081731 DEEDWARR
12/14/2023 10:00:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231214-0096454

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Stephen A. Cocke 522 Woodhurst Drive Nashville, TN 37220-2313	Same	061 05 0 003.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is ~~$00~~.00

Stephen A. McGrath
AFFIANT

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of December 2023.

Mildred A. Selman
NOTARY PUBLIC

My commission expires: 07.10.2027

Gordon G. Cocke died on June 27, 2022, leaving a will dated May 10, 2022. The will was admitted to probate on December 15, 2022, under Docket No. 22P2182 in the Seventh Circuit Court for Davidson County, Tennessee. Stephen A. Cocke was appointed Executor and duly qualified as evidenced by Letters Testamentary dated December 15, 2022, a copy of which are hereto attached as **Exhibit A**. All debts of the decedent have been paid. A copy of the TennCare Release is hereto attached as **Exhibit B**. 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 of Gordon G. Cocke, Stephen A. Cocke as Executor of the Estate of Gordon Glen Cocke, transfers and conveys to Stephen A. Cocke, the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Map of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 49 fronts 108.87 feet on the north side of Woodhurst Drive and extends back between lines 310.0 feet on the east line and 145.49 feet on the west line to a dead line in the rear on which it measures 208.73 feet.

BEING the same property conveyed to Gordon G. Cocke and wife, Frances C. Cocke by Warranty Deed dated October 20, 1965, from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, of record in Book 3949, Page 881, Register's Office for Davidson County, Tennessee, and the said Frances C. Cocke having since died.

THIS IS IMPROVED PROPERTY KNOWN AS
522 WOODHURST DRIVE, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE, 37220-2313

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Stephen A. Cocke, his heirs, successors, and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record and any , I, as Executor only, do covenant with the said grantee, that I, as the Executor only, am lawfully seized and possessed of said property in fee simple, have a good right to convey it and the same is unencumbered.

This Deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 13th day of December 2023.

GRANTOR: **ESTATE OF GORDON G. COCKE, Deceased**[1]

By: Stephen A Cocke
STEPHEN A. COCKE, Executor

[1] *Estate of Gordon C. Cocke, deceased.* Docket No. 22P2182 in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville

Stephen A. Cocke joins in this deed individually and as heir and next of kin of the decedent.

Stephen A Cocke

STEPHEN A. COCKE, Individually

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, in and for said state and county, **Stephen A. Cocke**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, after being duly sworn, acknowledged himself to be the **Executor of the Estate of Gordon G. Cocke, deceased,** and being authorized to do so, he executed the foregoing instrument for the purpose therein contained by signing his name as executor of the estate..

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of December 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Mildred A Selman

MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, in and for said state and county, **Stephen A. Cocke**, individually, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, after being duly sworn, executed the foregoing instrument for the purpose therein contained by signing his name as executor of the estate..

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of December 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Mildred A Selman

MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027

EXHIBIT A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **STEPHEN A. COCKE** DOCKET NO: **22P2182**

*It appearing to the Court that **GORDON GLEN COCKE** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **STEPHEN A. COCKE**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **December 15th, 2022***

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **STEPHEN A. COCKE** as **Executor** of the estate of **GORDON GLEN COCKE**, deceased, and I do further certify that **STEPHEN A. COCKE** is still acting **Executor** of the estate of **GORDON GLEN COCKE** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 15th day of December, 2022

JOSEPH P. DAY, Clerk

_____ D.C.

EXHIBIT B

COPY

EFILED 11/22/22 07:31 AM CASE NO. 22P2182 Joseph P. Day, Clerk

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0838, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

August 23, 2022

Patricia R. Young
109 Westpark Drive
Brentwood, TN 37027

RE: Cocke, Gordon Glen Date of Death: 6/27/2022 SSN: [redacted]
Our File Number: 75672

Patricia R. Young:

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

No Ben 2021-1

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document – **Warranty Deed** from **Stephen A Cocke**, **Executor of the Estate of Gordon G. Cocke, Docket No. 22P2182, Seventh District Court, Circuit Court for Davidson County, Tennessee at Nashville**, to **Grantee Stephen A. Cocke,** dated December 13, 2023 – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 14th day of December 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 14th day of December 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027