This instrument was prepared by:
Patricia R. Young
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3037
615 / 373.6910

Karen Johnson Davidson County
Batch# 1093881 DEEDWARR
01/25/2024 08:57:30 AM 7 pgs
Fees: $38.00 Taxes: $2,830.50
20240125-0004944

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Justin McCann 36 Belcaro Court Nashville TN 37015	New owner	131-6-B-14 7DA 91526

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $765,000.00

AFFIANT

Sworn to and subscribed before me this 24th day of January 2024.

NOTARY PUBLIC
My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Eugene A. Collins** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Justin McCann**, a single man, (the "Grantee"), his heirs, successors, and assigns, certain real estate in Davidson County, Tennessee, the following described real estate in Davidson County, Tennessee:

BEING Lot No. 14 as shown on the Plat of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, Page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING part of the same property conveyed to Burton Capital Corporation, a Kentucky corporation, by Special Warranty Deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 8521, Page 544, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Patricia A. Collins by Warranty Deed dated June 1, 1990, recorded June 9, 1992, in Book 8647, Page 959, Register's Office for Davidson County, Tennessee.

Patricia Aline Collins died on or about August 30, 2023, her Last Will and

Patricia Aline Collins died on or about August 30, 2023, her Last Will and Testament duly entered for probate in the Seventh Circuit Court [Probate Division] for Davidson County, Tennessee, bearing Docket No. 23P1785 under which Eugene Augustine Collins was named as the decedent's sole heir. A TennCare Release was filed in the estate and a copy is hereto attached as **Exhibit B**.

THIS IS IMPROVED PROPERTY KNOWN AS:
36 BELCARO CIRCLE, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this 24th day of January 2024.

GRANTOR:

_____
EUGENE A. COLLINS

Eugene Augustine Collins, as Executor of the Estate of Patricia Aline Collins, deceased, joins in this conveyance to convey any right, title and interest the Estate may have in the subject property.

ESTATE OF PATRICIA ALINE COLLINS, deceased, Docket No. 23P1785 in the Seventh Circuit Court [Probate Division] for Davidson County, Tennessee.

By: _____
EUGENE AUGUSTINE COLLINS

Eugene A. Collins and Eugene Augustine Collins being one and the same person.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Eugene A. Collins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the within named bargainor and signed, sealed and delivered the foregoing instrument in my presence, and who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 24th day of January 2024.

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

PATRICIA R. YOUNG, Notary Public

My Commission Expires: 04.11.2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Eugene Augustine Collins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Executor** of the ***Estate of Patricia Aline Collins, deceased***, Docket No. 23P1785 in the Seventh Circuit Court [Probate Division] for Davidson County, Tennessee, and that he, as Executor, executed the foregoing instrument for the purpose therein contained, by signing his name as Executor for the *Estate of Patricia Aline Collins, deceased.*

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 24th day of January 2024.

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

PATRICIA R. YOUNG, Notary Public

My Commission Expires: 04.11.2026

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2024 and thereafter, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Book 6250, Page 564, Book 6250, Page 978 and Book 6250, Page 285, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Village of Foxview of record in Book 6625, Page 171, amended in Book 6917, Page 718, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction: (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Village of Burton Hills of record in Book 6517, Page 522, amended in Book 6778, Page 536, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction: (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction: (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, amended in Book 6921, Page 216, Register's Office for Davidson County, Tennessee.

7. Charter for burton Hills Village of Foxview Association, Inc. of record in Book 6517, Page 517, amended in Book 6921, Page 224, Register's Office for Davidson County, Tennessee.

8. Easement(s) for Sanitary Sewers and / or Storm Drainage Easement of record in Book 3702, Page 250, Register's Office for Davidson County, Tennessee.

9. Agreement between Burton Hills Properties and Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, Page 383 and in Book 6655, Page 47, and Book 7147, Page 411, Register's Office for Davidson County, Tennessee.

10. Deed to HOA in Book 6917, Page 710, Register's Office for Davidson County, Tennessee.

11. Deed to the Metropolitan Government of Nashville and Davidson County of record in Book 7275, Page 826, Register's Office for Davidson County, Tennessee.

12. Maximum Square Footage Allocations of record in Book 6626, Page 937, Register's Office for Davidson County, Tennessee.

13. Subject to rights of others in and to the common areas and / or elements.

EXHIBIT B

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

September 15, 2023

Patricia R. Young
400 Sugartree Lane., Ste 220
Franklin, TN 37064

RE: Collins, Patricia Aline Date of Death: 8/30/2023 SSN: [redacted]
Our File Number: 108230

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, **Pam Autry,** 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 this the 24th day of January, 2024.

Affiant Signature

Date 1/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027