Karen Johnson
Batch # 1098630
02/06/2024 04:01:19 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20240206-0008472

Name & Address of New Owner

Matthew Bauman
9 Oyster Bateau Court
Hilton Head, SC 29926

Erick Bauman
1315 McKennie Avenue
Nashville, TN 37115

Map & Parcel No. 073-05-0 168.0

Send Tax Bills To
Same

Executor's Deed

THIS INSTRUMENT, made and entered into this 1st day of December, 2023, by and between **Pinnacle Bank, by Lee Horn**, Executor of the Estate of Sharon S. Bauman, (Grantor), and **Matthew R. Bauman** and **Erick B. Bauman**, in their capacity as residuary beneficiaries of the Estate of Sharon S. Bauman, (Grantees).

Sharon S. Bauman died on May 13, 2023, leaving a will dated May 11, 2023. The will was admitted to probate on the 6th day of July, 2023, in the Probate Court, Davidson County, Tennessee, **Pinnacle Bank, by Lee Horn**, was appointed executor and duly qualified. All debts of Sharon S. Bauman have been paid. A copy of the TennCare Release is attached as Exhibit A. 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 Sharon S. Bauman, **Pinnacle Bank, by Lee Horn**, as Executor, sells, transfers, and conveys to **Matthew R. Bauman** and **Erick B. Bauman**, as equal beneficiaries, the following described real estate having an address of 2707 Sandy Drive, Nashville, TN 37216:

> Being Lot Number 4 on the Plan of Riverwood Terrace, of record in Plat Book 1835 at page 134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The above-described property is improved property.

SOURCE of Grantor's interest is a Last Will & Testament recorded in *Estate of Sharon Bauman,* Docket Number 23P1157, Probate Clerk of Davidson County, Tennessee, and prior interest from a Quitclaim Deed recorded as Instrument 20070206-0015241, Register's Office

of Davidson County, Tennessee on February 6, 2007.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to **Matthew R. Bauman** and **Erick B. Bauman**, their 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, I, as executor only, do covenant with the said grantees, that I, as the executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And I, as executor only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantees, **Matthew R. Bauman** and **Erick B. Bauman** successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, witness my hand this 1st day of December, 2023.

SVP

Pinnacle Bank, by Lee Horn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 1st day of DECEMBER, 2023 **Pinnacle Bank, by Lee Horn**, signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]

PATRICE WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2025

Patrice Whitaker
Notary Public
My Commission Expires: 11/3/2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn before me, a notary public,
on the 10 day of January, 2024.

[SEAL]

Notary Public

My Commission Expires: My Commission Expires November 3, 2025

EXHIBIT A

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 21, 2023

Karl D. Warden
1504 17th Ave. S
Nashville, TN 37212

RE: Bauman, Sharon S. Date of Death: 5/13/2023 SSN: xxx-xx-4568
Our File Number: 108718

Karl D. Warden:

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