Karen Johnson
Batch # 1127653
04/26/2024 09:05:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240426-0030210

New Owner:	Mary Anne Queen	Instrument Prepared by:
(send tax bills	1516 Campbell Road	Aaron Fletcher
to this address)	Goodlettsville, TN 37072	Law Office of Aaron Fletcher
Map & Parcel ID:	**024 00 0 097.00**	4205 Gallatin Road

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) provides that the valuation oath is unnecessary.

This deed evidences the distribution of the real property described below to the devisee, Mary Anne Queen.

EXECUTRIX'S DEED

HOUSTON LYNN JOHNSON (an unmarried man) died on January 28, 2023, leaving a will dated August 14, 1981. The will was admitted to probate on April 6, 2023, in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 23P560. MARY ANNE QUEEN was appointed Executrix and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A.

The Executrix by signing this Deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Houston Lynn Johnson, Mary Anne Queen as Executrix of the Estate of Houston Lynn Johnson hereby transfers, conveys, and quitclaims any and all interest of Houston L. Johnson in the real property in Davidson County, Tennessee, described below, to MARY ANNE QUEEN and RONALD H. QUEEN (a married couple), Grantees, and Grantees take this real property subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, liabilities, and all other obligations of record:

> A tract of land in the 10th Civil District of Davidson County, Tennessee, and described according to surveys made by Geo. Watlins, Surveyor, dated July 31, 1957, and by Arbo Engineering Co., dated April 3, 1965, as follows:
>
> Beginning at a point in the center of Campbell Road, said point being located North 30° West 481.6 feet from the Southwesterly corner of the property conveyed to Bernice L. Martin by Deed from Muncie Martin and wife, of record in Book 2695, Page 139, Register's Office of Davidson County, Tennessee; thence with the center of said Road, North 30° West 286.4 feet to a point; thence leaving said Road, North 60° East, crossing a drain, 622.1 feet to an iron pin; thence with a fence, South 12° East 301.2 feet to an iron pin; thence South 60° West 529.9 feet to the point of beginning.
>
> Being the same property conveyed on July 29, 2016, to MARY ANNE QUEEN and RONALD H. QUEEN, wife and husband, and HOUSTON L. JOHNSON by

warranty deed of record with legal reference no. 20160802-0079585 in the Register's Office of Davidson County, Tennessee.

This improved property has the address of 1516 Campbell Road Goodlettsville Tennessee 37072 and the map and parcel ID of 024 00 0 097.00.

By signing below, I agree to this conveyance of real property by this Executrix's Deed:

Mary Anne Queen

Mary Anne Queen, as Executrix of the
Estate of Houston Lynn Johnson

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 19 day of April, 2024, before me personally appeared **Mary Anne Queen**, known to me to be the person described in and who executed the foregoing Executrix's Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

9/7/2026
My commission expires

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

#

March 21, 2023

Aaron Fletcher
4205 Gallatin Pike
Nashville, TN 37216

RE: Johnson, Houston Lynn Date of Death: 1/28/2023 SSN: xxx-xx-1245
Our File Number: 93229

Aaron Fletcher:

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