THIS INSTRUMENT PREPARED BY:
GORDON A. BYARS
BYARS LAW OFFICE, PLLC
105 SOUTH DIXIE AVE.
COOKEVILLE, TENNESSEE 38501
PHONE: (931) 854-9196

Davidson County
DEEDWARR
3 pgs
Karen Johnson
Batch # 11500051
06/25/2024 10:01:38 AM
Fees: $17.00 Taxes: $0.00
20240625-0047276

Owner:
Donna Hicks
10030 Cainsville Rd
Lebanon, TN 37090

Send tax notice to:
Owner.

Map & Parcel No.:
142 00 0 208.00

EXECUTOR'S DEED

WHEREAS, EMOGENE KNOWLES ROBINSON, being one and the same as **EMOGENE KNOWLES ROBINSON**, died on November 20, 2022, leaving a Will dated August 1st 2018, as a resident of Dekalb County, Tennessee. On December 14, 2022 the Last Will and Testament of Emogene Knowles Robinson was admitted to probate before the Dekalb County Probate Court Case No.: 2022PR96. Also on December 14, 2022, Randy Miller Knowles was appointed Executor of the Estate of Emogene Knowles Robinson. All debts of the decedent 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 the estate.

In accordance with the provisions of the laws of the State of Tennessee and pursuant to the Last Will and Testament of Emogene Knowles Robinson, **RANDY MILLER KNOWLES, Executor for the Estate of EMOGENE KNOWLES ROBINSON**, deceased, sells, transfers, and conveys to **DONNA HICKS**, hereinafter known as the Beneficiary, and by these interests does transfer and convey unto the said Beneficiary, their heirs and assigns the following described tract or parcel of land, situated in Davidson County, Tennessee, to wit:

> Being Lot No. 1 on the Plan of Bernie Terrell Property of record in Book 5060 Page 181 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Emogene Knowles Robinson, from Emogene Knowles and Donna Hicks, two of the Trustees of Knowles Family Trust established June 23, 2015 and pursuant to Trust Agreement, by quitclaim deed, December 17, 2015, recorded in Instrument No. 20151218-0127312, on 12/18/15, Register's Office for Davidson County, Tennessee.
> This improved property known as 7103 Highway 70, Nashville, TN.

THIS INSTRUMENT IS BEING PREPARED without the benefit of a title search and the preparer accepts no responsibility and/or liability as to liens, encumbrances, defects in title, or other such matters that would be disclosed by a title search.

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last quit claim deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters as would be disclosed by a survey.

THE PREVIOUS AND LAST conveyance being a quit claim deed recorded in Instrument No.: 20221115-0121785 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to Donna Hicks, her 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, I, as Executor only, do covenant with the said grantee, 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.

Estate of Emogene Knowles Robinson

By _____
Randy Miller Knowles,
Executor of Estate of Emogene Knowles Robinson

STATE OF TENNESSEE
COUNTY OF DeKalb

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, Randy Miller Knowles, Executor of the Estate of Emogene Knowles Robinson the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who 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, this 14 day of May, 2024.

YESSICA LEON
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 3/26/25

T.C.A. § 67-4-409(a)(3)(D) exempts this transfer from recordation tax.

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

#

December 15, 2022

Jeremy D. Trapp
407 W. Public Square
Smithville, TN 37166

RE: Robinson, Georgia Emogene Miller Date of Death: 11/30/2022 SSN: xxx-xx-3565
Our File Number: 85529

Jeremy D. Trapp:

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

