Karen Johnson Davidson County
Batch# 1158662 DEEDQC
07/16/2024 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240716-0053574

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Michael Shannon & Todd Roman 1519 Church Street Nashville, TN 37203	Same	092-13-0-259.00

IN ORDER TO ADMINISTER THE ESTATE OF **Ronald Edward Wood**, the Executor, **Michael Shannon**, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim any and all of Grantor's right, title and interest in and to the land in Davidson County, Tennessee further described below with **Michael Shannon**, his successors, and assigns receiving a one half (1/2) undivided interest and **Todd Roman**, his successors, and assigns receiving a one half (1/2) undivided interest, as devisees and tenants in common ("**Grantees**"). Such land being described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF RESUBDIVISION, BLOCK 34, ON THE PLAN OF CHARLOTTE PIKE, 2ND EXT. 7 PART OF A CLOSED STREET, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20011015-0111990, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHERIE ROBBINS BY QUITCLAIM DEED FROM IVAN ROBBINS AND GEORGE N. DEGERBERG, IV OF RECORD AT INSTRUMENT NO. 20060817-0101566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 2006 AND RECORDED ON AUGUST 17, 2006. BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO IVAN ROBBINS AND CHERIE ROBBINS, HUSBAND AND WIFE AND GEORGE N. DEGERBERG, IV, A MARRIED MAN, BY WARRANTY DEED FROM JUSTIN W. ROGERS AND RYAN LESKO OF RECORD AS INSTRUMENT NO. 20060602-0065311, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 16, 2006 AND RECORDED JUNE 2, 2006.

BEING THE SAME PROPERTY CONVEYED TO CHERIE ROBBINS BY QUITCLAIM DEED FROM IVAN ROBBINS AND GEORGE N. DEGERBERG, IV OF RECORD AT INSTRUMENT NO. 20060817-0101566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 2006 AND RECORDED ON AUGUST 17, 2006. BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO IVAN ROBBINS AND CHERIE ROBBINS, HUSBAND AND WIFE AND GEORGE N. DEGERBERG, IV, A MARRIED MAN, BY WARRANTY DEED FROM JUSTIN W. ROGERS AND RYAN LESKO OF RECORD AS INSTRUMENT NO. 20060602-0065311, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 16, 2006 AND RECORDED JUNE 2, 2006.

Being the same property conveyed to Ronald Wood, unmarried, by Warranty Deed from Cherie Robbins, of record in Instrument No. 20131203-0122897, Register's Office for Davidson County, Tennessee.

Ronald Edward Wood (the "**Decedent**") passed away on the 10th day of October, 2023. On the 19th day of October, 2023, the Decedent's probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 23P2020 with the property being administered by Executor as part of the Estate. Pursuant to Article V, Section 1 of Decedent's last will and testament, the Decedent devises the property equally to Grantees. A copy of the TennCare Release is attached as **Exhibit A.**

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409.

Michael Shannon, Affiant

SUBSCRIBED AND SWORN TO before me this 16th day of July, 2024.

Notary Public My Commission Expires:

SARAH MARIE ARICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires MAY 31, 2026

This is improved property known as 296 38th Avenue North, Nashville, Tennessee 37209.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Michael Shannon executes this Executor's Quitclaim Deed solely in such person's official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 16th day of July, 2024.

Estate of Ronald Edward Wood

Michael Shannon, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Michael Shannon, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that such person has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Ronald Edward Wood and acknowledged that such person is the Executor of the Estate of Ronald Edward Wood, the within named Grantor, and that in such capacity, such person, being authorized to do so, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Ronald Edward Wood.

Witness my hand and official seal this 16th day of July, 2024.

NOTARY PUBLIC My Commission Expires:

SARAH MARIE ARICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires MAY 31, 2026

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
#

November 20, 2023

Dodson Parker Behm & Capparella, PC
1310 6th Ave. N
Nashville, TN 37208

RE: Wood, Ronald Edward Date of Death: 10/10/2023 SSN: xxx-xx-6160
Our File Number: 113747

Dodson Parker Behm & Capparella, PC:

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, Quallfied 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

Certificate of Authenticity

I, Sarah Arick, 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 July 16, 2024.

Date: 07/16/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on July 16, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

