Karen Johnson Davidson County
Batch# 1159649 DEEDQC
07/18/2024 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240718-0054305

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Sharon R. Shaffer, LE
1848 Fox Chase Dr.
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
Same as New Owner

TAX MAP/PARCEL #
Map 7
Parcel 134

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for a good and valuable consideration, the receipt and sufficiency of which is acknowledged, SHARON R. SHAFFER quitclaims all right, title and interest in and to the following described real property in Davidson County, Tennessee to COREY L. SHAFFER, reserving to Grantor SHARON R. SHAFFER an estate for her life with the unlimited power of disposition pursuant to T. C. A. §66-1-106:

> LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Fox Chase Meadows, of record in Book 5200, Page 194, amended in Book 9147, Page 741, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Teresa N. Rhodes and Sharon R. Shaffer, as tenants in common with right of survivorship, by warranty deed from Chris Smith and wife Karen S. Smith, of record as Instrument 20010205-0010779, Register's Office for Davidson County, Tennessee. The said Teresa N. Rhodes died on June 30, 2024 survived by Sharon R. Shaffer. A Tenncare release is attached.
>
> **This is improved property located at 1848 Fox Chase Dr., Goodlettsville.**

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on July 18th, 2024.

Sharon R. Shaffer

Sharon R. Shaffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, the within named **Sharon R. Shaffer,** with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal on July 18th, 2024.

Notary Public

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Expiration date of commission or authority, if any: 05-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me on 7/18th/2024.

Notary Public

My commission expires: 05-08-2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

July 18, 2024

Daniel L. Wischhof
124 Long Hollow Pike
Goodlettsville, TN 37072

RE: Rhodes, Teresa Neal Date of Death: 6/30/2024 SSN: xxx-xx-3013
Our File Number: 133244

Daniel L. Wischhof:

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 annuities, 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 or annuity, 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 or annuity when making such a request.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

Under 2024

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 18TH day of JULY, 2024.

Date: 7-18-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 18TH day of JULY, 2024.

My commission expires ~~7/9/2024~~. 05-08-2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY