Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2024. Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAKESHA M. PEEBLES	**CHASE C/O CORELOGIC**	**060-03-0-104.00**
(NAME)	(NAME)	
3119 LARKSPUR DRIVE	**3001 HACKBERRY RD.**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	**IRVING, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1166913 DEEDQC
08/06/2024 10:30:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059785

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAKESHA PEEBLES, ANTHONIO PEEBLES, AND STEVAN GRISHAM, IN ORDER TO CREATE A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **LAKESHA M. PEEBLES**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 85 on the Plan of Oak Park, Section 1, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael W. Peebles, unmarried, from Wells Fargo Bank, N.A. as Trustee for MLMI Trust Services 2005-FFH1, by deed dated February 2, 2009, of record as Instrument No. 2009327-0027553, Register's Office for Davidson County, Tennessee. The said Michael W. Peebles having died on December 13, 2020, an unmarried man, survived by his children **LAKESHA PEEBLES, ANTHONIO PEEBLES, AND STEVAN GRISHAM.**

This is the same legal description as the prior deed.
See Affidavit of Heirship as to the Heirs at Law of **MICHAEL WAYNE PEEBLES** of record as Instrument No. 20240730-0057450, Register's Office for Davidson County, Tennessee.
****See TennCare Release attached hereto.****

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **3119 LARKSPUR DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of **August, 2024.**

LAKESHA PEEBLES

STEVAN GRISHAM

ANTHONIO PEEBLES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LAKESHA PEEBLES, STEVAN GRISHAM, AND ANTHONIO PEEBLES**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of August, 2024.

My Commission Expires: **MARCH 3, 2026**.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 29, 2024

Lakesha M Peebles
3119 Larkspur Dr
Nashville, TN 37207

RE: Peebles, Michael Wayne Date of Death: 12/13/2020 SSN: xxx-xx-4866
Our File Number: 134145

Lakesha M Peebles:

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