Karen Johnson Davidson County
Batch# 1166972 DEEDQC
08/06/2024 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240806-0059868

Prepared by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, TN 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Kierra N. Howard, et. al.	Same	Map 92-13
327 Chamberlin St.		Parcel 275.00
Nashville, TN 37209		

EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS that for the purpose of perfecting and evidencing the devise of the within property to Grantees, I, **Vaughn Angela Wilson, Executor of the Estate of Roger Dennis Davis, Deceased,** quitclaim and convey to **Kierra Ne'Cole Howard, a 50% undivided interest, and Shetika Davis, as Guardian for the use and benefit of Christyan Jayvon Davis-Green, a minor, a 50% undivided interest,** the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 of Block 27, in the Plan of Plummer Place in West Nashville, of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger Dennis Davis, unmarried, by warranty deed from Christopher W. Sorrels and wife Tami L. Sorrels and Carl W. Sorrels and wife Mary Ann Sorrels, of record in Book 9712, Page 12, said Register's Office. Roger Dennis Davis died unmarried and testate on May 30, 2022 and by Will devised the within property 50% to Christyan Jayvon Davis-Green and 50% to Kierra Ne'Cole Howard reserving to his brother Edward McNealy a license to remain in the home until Christyan Jayvon Davis-Green turns 21. Said Will was admitted to probate, and Vaughn Angela Wilson appointed Executor, by order of the Seventh Circuit Court, Case 22P-1232, entered 7/29/2022. Whereas Christyan Jayvon Davis-Green, born 3/13/2015, was then a minor, said Court appointed Shetika Davis to serve as the Guardian of his property by order entered 11/02/2023 in Case 23P-2119. *A Tenncare release with respect to Roger Dennis Davis is attached.*

This is improved property located at 327 Chamberlin St., Nashville, Tennessee.

Hereby conveying all right, title and interest of the said decedent as fully and completely as I as Executor can or should do. I warrant title to said property against the

claims of anyone other than Edward McNealy claiming to hold by, through, or under me as said Executor, but not further or otherwise.

Witness my signature this date: 08-05-2024

Vaughn Angela Wilson

Vaughn Angela Wilson, Executor
Estate of Roger Dennis Davis, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Vaughn Angela Wilson**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and being duly sworn, certified herself to be the Executor of the Estate of Roger Dennis Davis, and before me executed the within instrument for the purposes therein contained on behalf of said Estate by executing it in the name of the said James Raymond Jones as such Executor.

Witness my hand and seal this date: 08-05-2024

05-08-2028
Commission Expires

Notary Public

THERESA G. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 this date: 08-05-2024

05-08-2028
Commission Expires

Notary Public

THERESA G. 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 25, 2024

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

RE: Davis, Roger Dennis Date of Death: 5/30/2022 SSN: xxx-xx-4540
Our File Number: 133912

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 5TH day of AUGUST, 2024.

Date: 8-05-2024

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 5TH day of AUGUST, 2024.

TCR

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

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY