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 16 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
KURT LEHNHARDT, ET AL	**SAME**	**090-16-0-204.00**
(NAME) **509 SCHOLARSHIP DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1171625 DEEDQC
08/19/2024 09:35:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240819-0063351

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KURT LEHNHARDT, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF DONNA K. LEHNHARDT, DEREK BRAD LEHNHARDT, AND CHAD DAVID LEHNHARDT, BEING THE SOLE HEIRS AT LAW OF DONNA K. LEHNHARDT, IN ORDER TO CREATE A TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **KURT LEHNHARDT, DEREK BRAD LEHNHARDT, AND CHAD DAVID LEHNHARDT, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 388 on the Plan of Charlotte Park, Section 5, of record in Book 2663, Pages 111 and 112, Register's Office for said County.

Said Lot No. 388 fronts 77.4 feet on the southwesterly side of Scholarship Drive and extends back between lines measuring 135.0 feet on the southeasterly line and 155.0 feet on the northwesterly line to a line in the rear on which it measures 80 feet.

Being the same property conveyed to Kurt A. Lehnhardt and wife, Donna K. Lehnhardt, from James Elton Harrison and wife, Dorothy G. Harrison, by warranty deed dated August 28, 1981 of record in Book 5792, page 148, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Donna K. Lehnhardt from Kurt A. Lehnhardt by quitclaim deed dated November 5, 1996 of record in Book 10257, page 587, said Register's Office. Kurt A. Lehnhardt and Kurt Lehnhardt are one and the same person.

The said Donna K. Lehnhardt having since died on December 30, 2023, survived by her husband, **KURT LEHNHARDT** and her sons, **DEREK BRAD LEHNHARDT** and **CHAD DAVID LEHNHARDT,** being all her heirs at law. See Administration of the Estate of Donna K. Lehnhardt, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 24P379. Further, see Affidavit of Heirship as to the Heirs at Law of Donna K. Lehnhardt filed of record as Instrument No. 20240806-0059788, said Register's Office.

This conveyance is subject to the Plan of record in Book 2863, pages 111 and 112, which shows an Owner's Certificate, a 35-foot setback line from Scholarship Drive, a 10-foot easement for public utility and drainage purposes and a 5-foot easement for public utility purposes; restrictive covenants of record in Book 2875, Page 426; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is the same legal description as the prior deed.
See TennCare Release attached hereto.*

Unimproved ( )
This is improved(X) property known as **509 SCHOLARSHIP DRIVE, NASHVILLE, TN 37209**
(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 16 day of **August, 2024.**

KURT LEHNHARDT, ADMINISTRATOR OF THE ESTATE OF DONNA K. LEHNHARDT

KURT LEHNHARDT

DEREK BRAD LEHNHARDT

CHAD DAVID LEHNHARDT

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 **KURT LEHNHARDT, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF DONNA K. LEHNHARDT, DEREK BRAD LEHNHARDT, AND CHAD DAVID LEHNHARDT,** the bargainors, 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 16 day of August, 2024.

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

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

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
#

February 12, 2024

Lee A. Cohen
4908 Charlotte Ave.
Nashville, TN 37209

RE: Lehnhardt, Donna Kay Date of Death: 12/30/2023 SSN: xxx-xx-5336
Our File Number: 119641

Lee A. Cohen:

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