STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Nina Kay Coggins
Affiant

Subscribed and sworn to before me, this 27 day of August, 2024.

Notary Public

My Commission Expires: 5-25

Karen Johnson Davidson County
Batch # 1174768 DEEDQC
08/27/2024 10:45:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065811

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 513
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL IDS:**
Nina Kay Coggins Terry Eugene Coggins Roy Dale Coggins 1060 Chesire Way Gallatin, TN 37066	SAME	082-09-0 179.00 082-09-0 180.00

EXECUTRIX'S QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS that, **Nina K. Coggins, Executrix of the Estate of Horace Wayne Coggins, deceased,** for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Horace Wayne Coggins, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, and filed under Docket Number 24P-348, Probate Court for DavidsonCounty, Tennessee has bargained and sold, and by these presents does convey, remise, release and forever quitclaim unto **Nina Kay Coggins,** her heirs and assigns, a one-third (1/3rd) undivided interest in and to two tracts or parcels of land situated in Davidson County, Tennessee, being more particularly described as follows:

Tract One: Being the South 40 feet of the North 33-1/3 feet of Lot 57 in D T McGavock's Subdivision, of record in Book 10, page 606, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

This is improved property known as 1325 4th Ave North, Nashville, Tennessee.

Tract Two: Being the northerly 3.5 feet of the easterly part of Lot 57, and the southerly 29.4 feet on the easterly part of Lot 58, on the plan of D T McGavock's First Addition of record in Book 10, pages 606 -609, inclusive, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

This is improved property known as 1327 4th Ave North, Nashville, Tennessee

Being the same two tracts transferred to Horace Wayne Coggins, Terry Eugene Coggins, and Terry Eugene Coggins by Affidavit of Inheritance, of record under Instrument No: 20050316-0028637, Register's Office for Davidson County, Tennessee. Horace Wayne Coggins died on October 14, 2020, and his Last Will and Testament was duly probated under docket number: 24P348, Probate Court for Davidson County, Tennessee.

A Release of Claim from the Tennessee Division of TennCare, against the Estate of Horace Wayne Coggins is attached hereto as Exhibit "A".

WITNESS my hand this 16th day of August, 2024.

Nina K. Coggins

Nina K. Coggins, Executrix
Estate of Horace Wayne Coggins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nina k, Coggins, Executor of the Estate of Horace Wayne Coggins,** the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2024.

NOTARY PUBLIC

My commission expires: 3-23-25

CHRISTIAN S. HOFSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

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

#

April 12, 2024

Christian S. Hofstetter
54 Wyn Oak
Nashville, TN 37205

RE: Coggins, Horace Wayne Date of Death: 10/14/2020 SSN: xxx-xx-2669
Our File Number: 125020

Christian S. Hofstetter:

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

Exhibit "A"