This Instrument Prepared by:
A. Tyler Whitaker
Whitaker Law Office
601 West Main Street
Lebanon, TN 37087

Owner:
Kerstin Heitzke
294 3rd Av
Suite 2R
Brooklyn, NY 11215

Send Tax Bills to:
Kerstin Heitzke

Map: 061-06-0
Parcel: (Batch # 1174815

Karen Johnson
08/27/2024 12:58:59 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240827-0065870

IMPORTANT:

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Whitaker Law Office, A. Tyler Whitaker Attorney at Law, shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel

QUITCLAIM DEED

Michael Heitzke died on September 21, 2023, without a Last Will and Testament. An Order issuing Letters of Administration was entered in the Probate Court of Davidson County, Tennessee on December 24, 2023. The release of the Tennessee Bureau of TennCare is attached hereto as Exhibit A. The widow of the decedent, Tian Abene Cornell, for and in consideration of the sum of one dollar, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaims to Kerstin Heitzke, her heirs, and assigns, all right, title and interest she holds in the following described real property, being a certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 212 and the Southerly 50 feet of Lot No. 211 on the Plan of Re-Subdivision of Maplewood Heights 2nd Subdivision of record in Plat Book 6200, Page 847, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Michael Heitzke, an unmarried man, by Quitclaim deed from Casey L. Heitzke, an unmarried woman, dated February 22, 2021, of record in the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances and liens as may affect the premises.

WITNESS my hand this 26 day of August, 2024.

Tian Abene Cornell

TIAN ABENE CORNELL

STATE OF TN)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a notary public of the State and County aforesaid, Tian Abene Cornell, with whom I am personally acquainted or who proved her identity to me in a satisfactory manner, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand this 26th day of August, 2024.

Notary Public
My Commission Expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

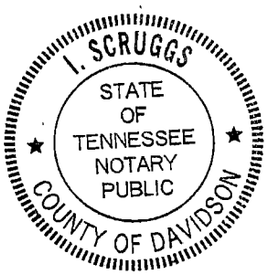
Kirsten Ridgeway

Affiant

Sworn to and subscribed before me this 26th day of August, 2024.

Notary Public

My Commission Expires: 11/06/2024



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
#

January 4, 2024

A. Tyler Whitaker
601 W. Main St.
Lebanon, TN 37087

RE: Heitzke, Michael Austin Date of Death: 9/21/2023 SSN: xxx-xx-1259
Our File Number: 116573

A. Tyler Whitaker:

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

No B

EXHIBIT
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"A"