Karen Johnson Davidson County
Batch# 1175139 DEEDQC
08/28/2024 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240828-0066281

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Cynthia M. Larkin	Same	Map 117.04.0
2711 Belmont Blvd.		Parcel 174.00 and
Nashville, TN 37212		Map 30.00.0
		Parcel 051.00

EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS that for the purpose of perfecting and evidencing the devise of the within property to Grantee, I, **Cynthia Mary Larkin, Executor of the Estate of Margaret Bracey Larkin, Deceased,** quitclaim and convey to **Cynthia Mary Larkin,** the following described land in Davidson County, Tennessee:

Tract I: 2711 Belmont Blvd., Nashville, Tax Map 117.04.0, Parcel 174.00

Situated and lying in Davidson County, Tennessee, being the southerly 44 feet of Lot No. 3, and the Northerly 6 feet of Lot No. 4 on the plan of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County.

Said parts of Lots No. 3 and 4 front together 50 feet on the Westerly side of Belmont Boulevard, and runs back between parallel lints 180 feet to an alley.

Being the same property conveyed to Margaret B. Larkin by quitclaim deed from Thomas C. Binkley, of record in Book 4481, page 587, said Register's Office. Margaret B. Larkin and Margaret Bracey Larkin are the same person. The said Margaret Bracey Larkin died on March 22, 2024 and by will, admitted to Probate by order of the Seventh Circuit Court for Davidson County, Tennessee, case 24P-802, entered 4/16/2024, devised the within property to Cynthia Mary Larkin.

Tract II: 3510 St. Lawrence Dr,. Nashville, Tax Map 30.00.0, Parcel 051.00

Being in the 14th formerly the 24th Civil District, and described according to Plan made by C. J. Carney April 1, 1959 and survey made by C. J. Carney, Surveyor, October 8, 1060, as follows:

Beginning at a point on the center line of St. Lawrence Drive 1280 feet east of State Highway No. 112 back of St. Lawrence School on St. Lawrence Drive; thence North 1 degree 30 minutes East 327 feet to a point; thence South 64 degrees 30 minutes West 170 feet; thence south 1 degree and 30 minutes West 327 feet to a point in the center of said St. Lawrence Drive; thence North 64 degrees 30 minutes East 130 feet to the point of beginning, containing .9 acre, more or less.

Being the same property conveyed to Margaret Virginia Bracey by Warranty Deed from Marie E. Armstong, of record in Book 3134, Page 631, Register's Office for Davidson County, Tennessee. Margaret Virginia Bracey and Margaret Bracey Larkin are the same person. The said Margaret Bracey Larkin died on March 22, 2024 and by will, admitted to Probate by order of the Seventh Circuit Court for Davidson County, Tennessee, case 24P-802, entered 4/16/2024, devised the within property to Cynthia Mary Larkin, as trustee for the benefit of Michael Eugene Bracey during his life, with the remainder to vest upon his death in Cynthia Mary Larkin. Michael Eugene Bracey died on December 31, 2022.

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 claiming to hold by, through, or under me as said Executor, but not further or otherwise. A Tenncare release of Margaret Larkin, the same person as Margaret Bracey Larkin, is the final page of this instrument.

Witness my signature this date: 8/28/2024

Cynthia M. Larkin

Cynthia Mary Larkin, Executor
Estate of Margaret Bracey Larkin, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Cynthia Mary Larkin**, 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 Margaret Bracey Larkin, 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 Cynthia Mary Larkin as such Executor.

Witness my hand and seal this date: 8/28/2024

7/6/2026
Commission Expires

Notary Public

DANIEL L. WISCHHOF
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-.

Cynthia M. Larkin

Affiant

Sworn to and subscribed before me this date: 8/28/2024

7/6/2026
Commission Expires

Notary Public

DANIEL L. WISCHHOF
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

June 26, 2024

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

RE: Larkin, Margaret Date of Death: 3/22/2024 SSN: xxx-xx-3090
Our File Number: 131600

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 28TH day of AUGUST, 2024.

Date: 8-28-2024

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 28TH day of AUGUST, 2024.

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

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY