RECORDER'S STAMP

Karen Johnson
Batch # 1191103
10/08/2024 02:13:43 PM
Fees: $42.00 Taxes: $0.00

Davidson County
DEEDWARR
8 pgs

20241008-0078159

This Instrument Prepared By:

Kane & Crowell, PLLC
133 S. College Street
Lebanon, Tennessee 37087
(615) 784-4800

ADMINISTRATOR'S DEED

ADDRESS OF NEW OWNERS:
Mettie C. Fowler
706 Huntington Parkway
Nashville, TN 37211

SEND TAX BILLS TO:
Mettie C. Fowler
706 Huntington Parkway
Nashville, TN 37211

MAP PARCEL NO.
Map: 6D-74040
Parcel: 021.000

Verdie R. Smith died on the 11th day of November 2023, intestate. A probate Administration was opened in the Probate Court, Davidson County, Tennessee, Docket No. 2024-P432. Decedant left One (1) heir, Mettie C. Fowler, and pursuant to the Tennessee Statute of Intestate Succession, said heir is the only heir to the Estate; therefore, the real property located at 706 Huntington Parkway, Nashville, Tennessee 37211, should be titled to said Mettie C. Fowler. The *Order* further appointed Mettie C. Fowler as Administratrix of the Estate of Verdie R. Smith. A copy of said *Order* is attached hereto as *Exhibit A*. A copy of the Letters of Administration issued to Mettie C. Fowler is attached hereto as *Exhibit B*. All known debts of Verdie R. Smith have been paid or adjudicated. A copy of the TennCare Release is attached hereto as *Exhibit C*. The Administratrix, by signing this Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this estate. The real property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46, on the Plan of Huntington Park Subdivision, Section I, as of record in Book 4175, page 10 Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Verdie R. Smith, a widow, by Deed from F. Murray Parker and wife, Lavada D. Parker, said Deed dated the 30th day of December 1971, and of record in Book 4566, Page 585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 706 Huntington Parkway, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Mettie C. Fowler, her successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Administratrix only, do covenant with the said grantee(s), that I, as the Administratrix only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except by liens of record.

And I, as Administratrix, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

T.C.A. § 67-4-409(a)(3)(D) exempts this transfer from recordation tax.

- THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK -

STATE OF TENNESSEE
COUNTY OF WILSON

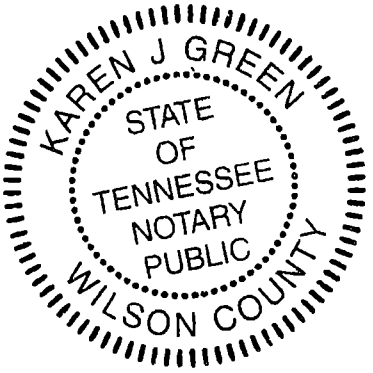
Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Mettie C. Fowler
METTIE C. FOWLER, Administratrix

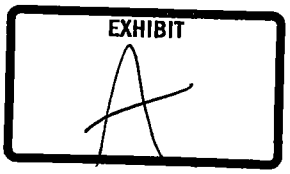
WITNESS my hand, this 30th day of August, 2024.

Karen J. Green
NOTARY PUBLIC

My Commission Expires: 6 / 28 / 2026



EFILED 09/09/24 03:20 PM CASE NO. 24P432 Joseph P. Day, Clerk



IN THE SEVENTH CIRCUIT (PROBATE) COURT
FOR DAVIDSON COUNTY, TENNESSEE

IN RE: Estate of Verdie R. Smith

DOCKET NO. 24P432

METTIE CATHALENE FOWLER,
Petitioner.

ORDER DISCHARGING ADMINISTRATRIX
AND
CLOSING ESTATE

This cause came on to be heard before the Judge of the Probate Court of Davidson County, Tennessee upon the statements of Counsel for the Estate, and upon review of the entire record, the Court finds as follows:

1. That the time for filing claims against the Estate has elapsed and that no claims were filed against the Estate.

2. That the Administratrix has paid all expenses of administration.

3. That all debts, taxes, and expenses have been paid, and that the TennCare Waiver is attached hereto as *Exhibit A*.

4. That the Administratrix has complied with her duties and that the Administratrix has complied with T.C.A. Section 30-2-306(e) and T.C.A. Section 30-2-301.

5. That the attorney's fees in the amount of $3,320.00 to Kayla M. Costley at Kane & Crowell, PLLC are fair and reasonable and were necessary for the administration of the Estate.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court:

1. That the Petition of Mettie Cathalene Fowler be and the same is hereby accepted and that she is hereby discharged as Administratrix and relieved of any further liability herein, and that the Estate is hereby closed;

2. That attorney's fees in the amount of $3,320.00 to Kayla M. Costley at Kane & Crowell, PLLC are hereby approved;

3. That the remaining court costs be assessed against the Estate;

4. That, thereafter, all remaining assets of the Estate shall be devised to the heirs of Verdie R. Smith, pursuant to the laws of intestate succession; and,

5. That the Estate is hereby closed.

EFILED 09/09/24 03:20 PM CASE NO. 24P432 Joseph P. Day, Clerk

ENTERED THIS THE _____ day of _____, 2024.

{ELECTRONIC SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED}

APPROVED FOR ENTRY:

KANE & CROWELL, PLLC

/e/ Kayla M. Costley
KAYLA M. COSTLEY, BPR #37775
Attorney for Administratrix
133 South College Street
Lebanon, Tennessee 37087
(615) 784-4800
kcostley@kane-law.com

CERTIFICATE OF SERVICE

This is to certify that a copy of this Order has been served by first-class mail, postage pre-paid, upon the following individuals:

Mettie Cathalene Fowler
706 Huntington Parkway
Nashville, TN 37211

Jerry Lynn Fowler
706 Huntington Parkway
Nashville, TN 37211

/e/ Kayla M. Costley
KAYLA M. COSTLEY

September 4, 2024
DATE

EFILED 09/09/24 03:20 PM CASE NO. 24P432 Joseph P. Day, Clerk

Case Title: FOWLER V SMITH

Case Number: 24P432

Type: FINAL ORDER - CLOSING ESTATE W/O DETAILED ACCOUNTING

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

EXHIBIT
R

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: METTIE CATHALENE FOWLER

DOCKET NO: 24P432

It appearing to the Court that ***VERDIE R. SMITH*** *has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

THESE ARE, THEREFORE, to authorize and empower you, the said ***METTIE CATHALENE FOWLER,*** *to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this ***April 2nd, 2024*** .

JOSEPH P. DAY, Clerk

JOSEPH P. DAY CIRCUIT COURT CLERK

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **METTIE CATHALENE FOWLER** as **Administratrix** of the estate of **VERDIE R. SMITH**, deceased, and I do further certify that **METTIE CATHALENE FOWLER** is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

JOSEPH P. DAY, Clerk

_____ D.C.

EFILED 04/02/24 10:49 AM CASE NO. 24P432 Joseph P. Day, Clerk

EXHIBIT C

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 4, 2024

Jerry Lynn Fowler
133 S. College St.
Lebanon, TN 37087

RE: Smith, Verdie A. Date of Death: 11/11/2023 SSN: xxx-xx-8345
Our File Number: 124349

Jerry Lynn Fowler:

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