Prepared by:
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

Karen Johnson Davidson County
Batch# 1195136 DEEDWARR
10/17/2024 03:03:30 PM 6 pgs
Fees: $33.00 Taxes: $1,261.70
20241017-0080815

EXECUTOR'S DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Pamela Lynch 3911 Dodson Chapel Road, Unit 12 Hermitage TN 37075	Same	086-14-0C-02.00 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $341,000.00.

AFFIANT

Sworn to and subscribed before me this 17th day of October 2024

MELISSA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Melissa Davis
NOTARY PUBLIC

My commission expires: 05-10-27

Linda M. Celli died on May 25, 2024, leaving a will dated August 2, 2023. The will was admitted to probate on July 25, 2024, in the Seventh Circuit Court [Probate Division] of Davidson County, Tennessee, under Docket No. 24P-1280. **Patricia R. Young** was appointed Executrix of the estate and issued Letters Testamentary on July 25, 2024, and duly qualified. All debts of the decedent have been paid or will be paid as due from funds held in the estate. A copy of the TennCare Release of the decedent is hereto attached as **Exhibit A**. The Executrix by signing this Executor's Deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Linda M. Celli, **Patricia R. Young, Executrix of the Estate of Linda M. Celli** (the "Grantor") does hereby sell, transfer, and convey to **Pamela Lynch**, a married woman (the "Grantee") her heirs, successors, and assigns, all of her right, title and interest in the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 12, together with the appurtenant interest in the common elements of Woodhaven Condominiums, a horizontal property regime established by Master Deed, of record as Instrument No. 20011005-0108857, as amended by Instrument No. 20170524-0051721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan, the Villas at Woodhaven, attached as Exhibit "A-2" to the aforementioned Master Deed.

BEING the same property conveyed to Linda M. Celli, an unmarried woman, by deed from Michael Harold Rogers, Vicki Rose Rogers and Lori Annette Ervin, Devisees under the Last Will and Testament of Martha H. Rogers, of record as Instrument No. 20190718-0070600, dated July 17, 2019, said Register's Office.

Linda M. Celli died testate on or about May 25, 2024. Pursuant to the terms of her will of record in Docket No. 24P1280, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Patricia R. Young, Executrix of the Estate of Linda M. Celli, has been empowered to sell and convey said property.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, estate, title and interest belonging to the said Grantee, her successors and assigns, forever. I, as Executrix only, do covenant with the said Grantee, that I, as the Executrix only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on the attached **Exhibit B**.

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

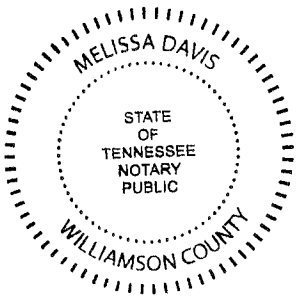
Executrix

PATRICIA R. YOUNG, EXECUTRIX OF THE ESTATE OF LINDA M. CELLI, Docket No. 24P-1280, in the Seventh Circuit Court for Davidson County, Tennessee,

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Patricia R. Young**, **Executrix of the Estate of Linda M. Celli, deceased** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, and that she executed the foregoing Executor's Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 17th day of October 2024.



Melissa Davis

NOTARY PUBLIC

My commission expires: 05-10-27

EXHIBIT A

COPY

EFILED 06/20/24 12:57 PM CASE NO. 24P1280 Joseph P. Day, Clerk

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 20, 2024

Patricia R. Young
400 Sugartree Ln, # 220
Franklin, TN 37064

RE: Celli, Linda Marie Date of Death: 5/25/2024 SSN: [redacted]
Our File Number: 130918

Patricia R. Young:

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

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2024 and subsequent years, which are expressly assumed by Grantee.

2. Master Deed of record as Instrument No. 20011005-0108857, and amended as Instrument No. 20170524-0051721, said Register's Office.

3. Appointment of Successor Trustee of record as Instrument No. 20101112-0090843, said Register's Office.

4. Storm Water Detention Agreement of record as Instrument No. 20010710-0073194, said Register's Office.

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Executor's Deed**, dated **October 17, 2024** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **October 17, 2024**.

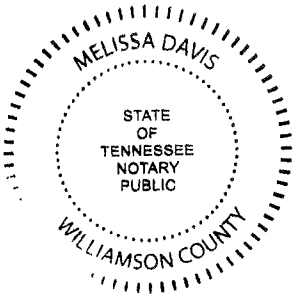
This 17th day of October 2024.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct.

WITNESS my hand and official seal in Franklin, Tennessee this 17th day of October 2024.



Melissa Davis

NOTARY PUBLIC

My commission expires: 05-10-27