Karen Johnson Davidson County
Batch # 1212650 DEEDQC
12/04/2024 02:49:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241204-0094287

This Instrument Prepared by:
MARTIN A. KOOPERMAN
603 Woodland Street
Nashville, TN 37206
615-259-1214

EXECUTOR'S QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
Bryan K. O'Connor, et al **208 Lucky Drive** **Nashville, TN 37211**	**Bryan K. O'Connor** **208 Lucky Drive** **Nashville, TN 37211**	**148-01-0-034.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, I, **Bryan K. O'Connor Executor for the Estate of RENEE DARLYNE O'CONNOR** ("Grantor") by these presents do hereby quitclaim and convey to **BRYAN K. O'CONNOR, SHAUN P. O'CONNOR, ANGELA S. CAMACHO and ANTHONY S. CAMACHO** ("Grantees") their heirs, successors and assigns, as **tenants in common** a certain parcel or tract of land described as follows:

> Land in Davidson County being Lot No. 220 on the Plan of Hillbrook, Section II, recorded in Book 3300, page 12, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Said Lot fronts seventy-five feet on the North side of Lucky Drive and extends back 120.7 feet on the East line and 134.4 feet on the West line, to a dead line which measures 85.8 feet.
>
> Being the same property conveyed to Renee Darlyne O'Connor by Trustee's Quitclaim Deed from John T. Cook, Trustee as recorded in Instrument No. 20091015-0095378, 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 subdivisions, condominiums, assessments, covenants, by-laws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

This is improved property known as 208 Lucky Drive, Nashville, Tn. 37211

Witness my hand this 9th day of November, 2024.

BRYAN K. O'CONNOR, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **BRYAN K. O'CONNOR** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument as the **Executor for the Estate of RENEE DARLYNE O'CONNOR**. for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of NOVEMBER, 2024.

NOTARY PUBLIC **SEAL**
My Commission Expires: 6-20-2027

VON RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00.

AFFIANT

Sworn to and subscribed before me this
9 day of NOVEMBER, 2024.

NOTARY PUBLIC **SEAL**
My Commission expires: 6-20-2027

VON RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

#

March 26, 2024

Martin D. Kooperman
603 Woodland St.
Nashville, TN 37206

RE: O'Connor, Darlyne O'Connor aka Renee Darlyne Date of Death: 12/29/2023
SSN: xxx-xx-2291
Our File Number: 123600

Martin D. Kooperman:

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