Prepared by:

Gordon Law Group, PLC
105 Westpark Dr. Ste 350
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1213785 DEEDQC
12/10/2024 01:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241210-0095862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.

Affiant

Subscribed and sworn to before me, this the __ day of December 2024.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Tosha Colas 5090 Cobblestone Creek Drive Whites Creek, TN 37189	New Owner	Map: 060-11-0-A Parcel: 072.00

EXECUTRIX'S DEED

Tina Garrett died on June 4, 2021, and an intestate Estate was admitted to probate on January 18, 2022 in the 7th Circuit Court of Davidson County, Tennessee, Docket No. 22P88. **Tosha Colas** was appointed Executrix and duly qualified. All debts of the Decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Executrix by signing this 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 Tennessee Code§ 31-2-104, Tosha Colas, as Executrix, quitclaims to **Denaja Reed, TyQuazsha Reed, and Tosha Colas** all rights, titles and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, as of record in Book 6900, page 660, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed unto Tina Garrett by Deed from Phyllis Lowery dated February 23, 2006 and recorded in Record Book 09, Page 17, Register of Deeds Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is property more commonly known as: 2672 Pine Ridge Drive, Nashville, TN 37207

The 2024 Davidson County and City property taxes were prorated and will be assumed by the Grantees.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Executrix's Deed on this ___ day of December, 2024.

Estate of Tina Garrett

By: Tosha J Colas

Tosha Colas, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Tosha Colas, Executrix of the Estate of Tina Garrett,** 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.

Witness my hand and official seal this the 6th day of December, 2024.

My Commission Expires:

NOTARY PUBLIC

T.C.A § 67-4-409(a)(1)(C)(iv) exempts this transfer from recordation tax.

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE: ESTATE OF TINA GARRETT
Deceased. **No. 22P88**

RELEASE OF CLAIM

The State of Tennessee 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 does not release TennCare's claim with regard to any Trust or the assets held in any Trust.

Respectfully Submitted,

Cameron Himes #033340
Office of General Counsel, Division of TennCare
310 Great Circle Road
Nashville, Tennessee 37243
Phone:(615) 507-6329
cameron.himes@tn.gov

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Release has been served on the following via U.S. Mail on February 20, 2024:
Robin J. Gordon
105 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

Cameron Himes #033340

Certificate of Authenticity

I, Robin J Grason, 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 12-6-2024.

Date

Affiant Signature

12/9/24

Date

State of TN

County of Davidson

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

Notary's Signature

My Commission Expires: 7-3-2028

Date

Notary's Seal (if on paper)

BRANDY BAENEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028