Karen Johnson Davidson County
Batch# 1238706 DEEDQC
02/20/2025 09:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250220-0012050

* *

RESPONSIBLE TAXPAYER
& PROPERTY OWNER:
Rosetta Bass and Rejeana Ann Bass
1108 Lawrence Avenue
Nashville, TN 37204

THIS DOCUMENT PREPARED BY:
Elder Care Law of Tennessee
P.O. Box 3804
Knoxville, TN 37927-3804

Parcel ID: 10513018600

Property Address: 1108 Lawrence Avenue, Nashville, Tennessee 37204

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Anna Bell Bass (a/k/a Anna Belle Bass) died on March 31, 2024, leaving a Last Will and Testament dated May 17, 2003. The Will of Anna Belle Bass was admitted to probate on June 21, 2024, in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, Docket Number 24P1088. The Personal Representative is Rosetta Bass. The Personal Representative is duly qualified. All debts of the decedent have been paid. A TennCare Release has been received and is attached as Exhibit A. The Personal Representative by signing this Deed releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Anna Belle Bass, Rosetta Bass, the Personal Representative, quitclaims to Rosetta Bass and Rejeana Ann Bass, all right, title, and interest in the following described real estate in Davidson County, Tennessee:

> Being the easterly 44 feet of Lot No. 2 on the Plan of the McAlister Property, as of record in Book 421, page 10, Register's Office for said County.
>
> Said part of Lot No. 2 fronts 44 feet on the northerly side of Lawrence Avenue and runs back between parallel lines, 150 feet to a dead line, or a proposed alley.
>
> BEING the same property conveyed to Robert A. Bass and wife, Anna Bell Bass, by Warranty Deed dated January 17, 1963, of record as Instrument No. 00003501-0000543 in the Register's Office of Davidson County, Tennessee. Robert A. Bass died on December 10, 1989, and he was married to Decedent Anna Bell Bass at the time of his death.

This transfer is by Quitclaim and we make no warranties about the title.

Witness my hand at Lebanon, Tennessee, this 18th day of February, 2025.

Estate of Anna Belle Bass

By: Rosetta Bass
Rosetta Bass, Personal Representative

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, the within named bargainor, Rosetta Bass, **Personal Representative of the Estate of Anna Belle Bass**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of February, 2025.

LISA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 6-28-2025

Lisa Parker
Notary Public
My commission expires: 6/28/2025

No valuation oath is required as this instrument is exempt from tax. See T.C.A. §67-4-409(a)(3)(D) and T.C.A. §67-4-409(a)(5).

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 27, 2024

J. Addison Barry, Jr.
115 N. Castle Heights Ave, Ste. 102
Lebanon, TN 37087

RE: Bass, Anna Bell Date of Death: 3/31/2024 SSN: xxx-xx-2314
Our File Number: 131720

J. Addison Barry, Jr.:

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

True Copy Certification
for Personal Representative's Quit Claim Deed for Anna Belle Bass

I, Lisa Parker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 February 18, 2025.

Lisa Parker
Signature

2/18/2025
Date

State of Tennessee
County of Wilson

Personally appeared before me Dawn Usher, a notary public for this county and state, Lisa Parker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand, at office this day, February 18, 2025.

Dawn Usher
Notary Public
My commission expires: 10/28/2028

DAWN USHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY