EXECUTOR'S DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Samantha Rae Minkley Formerly known as "Sue A Greenhoe" SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF February 2025 Notary Public My Commission Expires 10/21/28

Karen Johnson
Batch # 1240306
02/24/2025 02 45 32 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDWARR
4 pgs

20250224-0013595

KRISTIE LYNN MCCURDY
TENNESSEE NOTARY PUBLIC
(AFFIX SEAL)
My Comm Exp Oct 21, 2028
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY
Charles R Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX NOTICES TO N E W O W N E R	MAP-PARCEL NUMBERS
(NAME) Samantha R. Minkley	(NAME) Truist Bank	087-01-OA-140.00CO
(ADDRESS) 3517 Glenfalls Drive	(ADDRESS) P.O. Box 92370	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP) Rochester, NY 14692	

KNOW ALL MEN BY THESE PRESENTS that Scott C. Minkley died on October 11, 2023, leaving a Will dated July 11, 2023. The Will was admitted to probate on November 11, 2023, in Davidson County, Tennessee, Docket No. 23P-2232. ***Sue A. Greenhoe*** now known as Samantha Rae Minkley (the "GRANTOR"), was appointed executor and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Scott C. Minkley , Sue A. Greenhoe, now known *as Samantha Rae Minkley* sells, transfer and conveys to **Samantha Rae Minkley**, (the "GRANTEE") the following described real estate in County, Tennessee:

---------- [Space Below This Line For Recording Data] ----------

Being Lot No. 67, on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott C. Minkley, unmarried, by Warranty Deed dated February 26, 2008, from Sharon Baird, as recorded in Instrument 20080229-0019908 in the Register's Office for Davidson County, Tennessee.

Restrictive Covememans of record in Book 10278, Page 279, Book 10449, Page 217, Book 10640, Page 944, Book 11317, Page 674, Register's Office of said County.

Storm Water Easement as shown of record in Book 10357, Page 915, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10290, Page 256, Register's Office for said County.

Quitclaim Deed to Homowner's Association for Open Space as recorded in Book 115577, Page 623, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO any and all existing easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantee, 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 executor only, do covenant with the said GRANTEE, that I, as the executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And I, as executor only, do further 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.

[signatures on the following page]

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WITNESS MY HAND this 24 day of February 2025.

ESTATE OF SCOTT C. MINKLEY
BY SUE A. GREENHOE, A.K.A. SAMANTHA RAE MINKLEY, EXECUTOR

Samantha Rae Minkley

EXECUTOR: Samantha Rae Minkley,
Formerly known as "Sue A. Greenhoe."

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Samantha Rae Minkley, formerly known as "Sue A. Greenhoe," the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and 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 24 day of February, 2025.

KRISTIE LYNN MCCURDY
TENNESSEE NOTARY PUBLIC
My Comm Exp Oct 21, 2028
COUNTY OF RUTHERFORD

NOTARY PUBLIC

My commission expires: 10/21/28

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COPY

EFILED 12/15/23 01:19 PM CASE NO. 23P2232 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
#

December 15, 2023

Stephen C. Sexton
1201 Demonbreun St, #1000
Nashville, TN 37203

RE: Minkley, Scott Charles Date of Death: 10/11/2023 SSN: [redacted]
Our File Number: 115556

Stephen C. Sexton:

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 any 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, 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 when making such a request.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit