Karen Johnson Davidson County
Batch# 1248272 DEEDWARR
03/19/2025 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250319-0020048

EXECUTOR'S DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Malcolm Rose, III

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2025.

Notary Public

My Commission Expires: 8/19/28

CHARLES R. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD (AFFIX SEAL)

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: NEW OWNER	MAP-PARCEL NUMBERS:
(NAME) Malcolm Rose, III	(NAME) Same	Map: 116-8
(ADDRESS) 912 Wilson Blvd. South	(ADDRESS) 118 Matt Drive	Parcel: 149
(CITY) (STATE) (ZIP) Nashville, TN 37215	(CITY) (STATE) (ZIP) Nashville, TN 37207	

KNOW ALL MEN BY THESE PRESENTS that Malcolm Franklin Rose, Jr., also known as Malcolm Rose, Jr., died on October 23, 2023, leaving a Will dated April 22, 2011. The Will was admitted to probate on March 14, 2024, in Davidson County, Tennessee, Docket No. 24P394. The Decedent's Will bequeathed all real and tangible property to the named Executor, Malcolm Rose III (the "GRANTOR"), who was appointed and is 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 Malcolm Franklin Rose, Jr., Malcolm Rose III sells, transfer, and conveys to Malcolm Rose III, (the "GRANTEE") the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Woodmont Park Subdivision, as of record in Book 547, page 148, Register's Office for said County.

Said Lot No. 36 fronts 100 feet on easterly side of Wilson Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Malcolm Franklin Rose, Jr., unmarried, by County Court Clerk's Deed, Book 5120, Page 425, dated March 2, 1977, from Thomas Douglas Ferrell, Jr., Administrator of the Estate of Barbara Jean Ferrell vs. Tamisha Dae Ferrell, et al.

This improved property is known as **912 Wilson Blvd. South, Nashville, TN 37215**.

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, his 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, his successors, and assigns, against the lawful claims of all persons whomsoever.

[signatures on the following page]

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

WITNESS MY HAND this 10th day of March, 2025.

ESTATE OF MALCOLM ROSE, JR.
BY MALCOLM ROSE III, EXECUTOR

Malcolm Rose III

EXECUTOR: Malcolm Rose III

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Malcolm Rose III, 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 10th day of March, 2025.

Charles R. Frazier
NOTARY PUBLIC

CHARLES R. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: Aug 19 2028

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

Exhibit A to Executor's Deed

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

July 18, 2024

Kristie L. McCurdy
P.O. Box 1510
La Vergne, TN 37086

RE: Rose Jr., Malcolm Franklin Date of Death: 10/23/2023 SSN: xxx-xx-8915
Our File Number: 133268

Kristie L. McCurdy:

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

Certificate of Authenticity

I, Charles R. Frazier, do hereby make an 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 March 17, 2025.

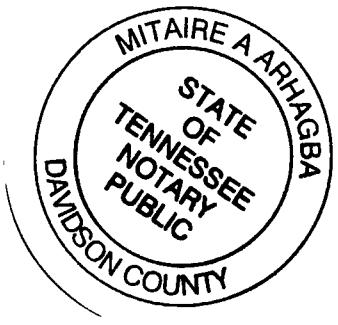
Charles R Frazier, Esq, Attorney at Law
Dated: March 17, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this, the 17th day of March 2025.

Notary Public



My Commission Expires: May 8th, 2028