EXECUTOR'S DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Malcolm Rose, III, Executor This transfer is tax-exempt under T.C.A. § 67-4-409(a)(1). 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 (AFFIX SEAL) 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: NEW OWNER	MAP-PARCEL NUMBERS:
(NAME) Malcolm Rose, III	(NAME) Same	83-9-34
(ADDRESS) 1200 Ordway Place	(ADDRESS) 118 Matt Drive	
(CITY) (STATE) (ZIP) Nashville, TN 37206	(CITY) (STATE) (ZIP) Bell Buckle, TN 37020	

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

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Karen Johnson Davidson County
Batch# 1248655 DEEDWARR
03/20/2025 02:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250320-0020730

Jr., Malcolm Rose III sells, transfer, and conveys to Malcolm Rose III, (the "GRANTEE") the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 10 and the westerly 25 feet of Lot No. 11 of Block "C" on the Plan of F.O. Beazley's Subdivision, as of record in Plan Book 2, Page 66, Chancery Court of Nashville.
>
> SAID Lot of No. 10 and part of Lot No. 11 front together 75 feet on the sourtherly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines, with the easterly margin of North 12th Street, 160 feet to an alley.
>
> BEING the same property conveyed to Malcolm Franklin Rose, Jr. by Warranty Deed from Malcolm F. Rose Sr. and wife Ruth L. Rose, signed May 24, 1990 and recorded on May 29, 1990 at 2:41 PM, of record in Book 8118, Page 109, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as **1200 Ordway Place, Nashville, TN 37206.**

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]

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

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

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.

NOTARY PUBLIC

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

My commission expires: Aug 19 2028

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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 10, 2025.

Charles R Frazier, Esq, Attorney at Law
Dated: March 10, 2025

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 10th day of March 2025.

Notary Public

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

My Commission Expires: 10/21/28