Karen Johnson Davidson County
Batch# 1264961 DEEDQC
04/25/2025 09:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250425-0031867

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

MATTHEW MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

STATE OF Tennessee)
COUNTY OF Wilson)

The actual consideration for this transfer is $--0.00--.

Mark S. Hayes

Mark S. Hayes, Executor, Affiant

Subscribed and sworn to before me, this April 24, 2025.

Notary Public
My Commission Expires: 7/27/26

Address of new owners:
Mark S. Hayes and Elizabeth M. Hayes-Moore
3804 Haywood Ct.
Nashville, TN 37211

Send Tax Bills to:
Same

Map-Parcel Numbers:
148-05 207

EXECUTOR'S QUITCLAIM DEED

Mrs. Diedre Ruth Hayes died on April 2, 2023, leaving a will dated May 31, 2022. The will was admitted to probate on August 17, 2023, in the Probate Court of Davidson County, Tennessee, Docket Number 23P1490. The will named Mark S. Hayes as Executor. The Executor is duly qualified. All debts of the decedent have been paid. Mrs. Hayes was not a recipient of TennCare as evidence by the attached release letter.

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 Diedre Ruth Hayes, Mark S. Hayes, Executor, quitclaims to Mark S. Hayes and Elizabeth M. Hayes-Moore, as tenants in common, all right, title and interest in the real property in Davidson County, Tennessee described in Exhibit A. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this date: April 24, 2025.

Estate of Diedre Ruth Hayes

By Mark S. Hayes
Mark S. Hayes, Executor

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Hayes, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this date: 4/24/25.

My Commission Expires: 7/27/26

Notary Public



EXHIBIT A

Legal Description

BEING Lot No. 10 on the Plan of Haywood Acres, Section II, as of record in Book 2854, page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnnie Ray Hayes, Jr., and Diedre Ruth Hayes, a married couple, by Warranty Deed from Carolyn Ann Ison, recorded on August 8, 1985 in Book 6625, Page 651, Register's Office for Davidson County, Tennessee.

Mr. Johnnie Ray Hayes, Jr., is deceased.

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 20, 2023

Matthew Mullins
541 N. Mount Juliet Road, Suite 2303C
Mt. Juliet, TN 37122

RE: Hayes, Diedre Ruth Date of Death: 4/2/2023 SSN: xxx-xx-6044
Our File Number: 103526

Matthew Mullins:

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

Certificate of Authenticity

I, Matthew Mullins, 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 4/24/25.

Date

Affiant Signature

4/24/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24 day of April, 20 25.

Notary's Signature

My Commission Expires: 7/27/26
Date

Notary's Seal (if on paper)

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY