Karen Johnson
Batch # 1276341
05/22/2025 11 53 51 AM
Fees $62 00 Taxes $0 00
Davidson County
DEEDWARR
12 pgs
20250522-0040391

This Instrument Prepared By: Marissa L. Knight, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

THIS EXECUTOR'S DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

New Owner Name & Address:	Send Tax Bills To:	Map-Parcel Number:
Linda L. Resha 6737 Autumnwood Dr. Nashville, TN 37221	same	155-8C-268

EXECUTOR'S DEED

Bobbie K. Clinton, died on June 17, 2022, leaving a Last Will & Testament dated May 3, 2019. The Last Will & Testament was admitted to probate on December 8, 20222 in the Davidson County Probate Court, Docket No. 22P1883 A copy of the Last Will & Testament filed with the Probate Court Clerk's office on December 8, 2022 is attached hereto as *Exhibit A.* Linda Resha appointed personal administrator. All debts of the decedent have been paid. A copy of the TennCare Release is attached hereto as *Exhibit B.* The personal administrator, by signing this Deed, releases any right the personal administrator has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will & Testament, the decedent bequests, transfers and conveys to Linda Resha, as described in the Last Will and Testament of Bobbie K. Clinton, the following real estate in Davidson County, Tennessee

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Poplar Creek Estates, Phase IV, as of record in Plat Book 9700, page 195, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Bobbie K. Clinton, a single person and Cindi C. Hughey, a single person by deed from David D. Shaffer and wife, Tamara S. Shaffer, of record as Instrument No. 20021127-0147178, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Bobbie K. Clinton, Cindi C. Hughey and Linda L. Resha, as tenants in common with rights of survivorship, by quitclaim deed from Bobbie K. Clinton and Cindi C. Hughey, both unmarried, of record in Instrument No. 20030725-0104000, Register's Office for Davidson County, Tennessee.

This property is improved property known as 6737 Autumnwood Drive Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Bobbie K. Clinton, 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, Linda Resha, as personal representative of the Estate of Bobbie K. Clinton, do covenant with the said grantee, Linda Resha, that Linda Resha, as personal representative of the Estate of Bobbie K. Clinton, is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except by liens of record.

And I, Linda Resha as personal representative of the Estate of Bobbie K. Clinton, do further covenant and bind myself, to warrant and forever defend the title to said land to the said grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, Linda Resha, the within named bargainor/personal representative for the Estate of Bobbie K. Clinton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor/ personal representative for the Estate of Bobbie K. Clinton executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Linda Resha

Linda Resha,
As personal representative of the Estate of Bobbie K. Clinton

WITNESS my hand this 22nd day of May ~~2023.~~ 2025 M

Nicholas Riley

NOTARY PUBLIC

My Commission Expires 3/9/2027

NICHOLAS RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EFILED 12/08/22 10:58 AM CASE NO. 22P1883 Joseph

EXHIBIT
A

22P1883

FILED
DEC 08 2022
JOSEPH P. DAY, Clerk
By: Deputy

LAST WILL AND TESTAMENT

OF

BOBBIE K. CLINTON

I, BOBBIE K. CLINTON, a citizen and resident of Nashville, Davidson County, Tennessee, do hereby make, publish and declare this my Last Will and Testament, hereby revoking any and all wills and codicils heretofore made by me.

A PERSONAL NOTE TO MY FAMILY

I trust that the formal terminology in this Will and the absence of personal messages will not cause you to doubt my affection for you. You are well aware of that affection. A Will is a legal instrument, the purpose of which is to dispose of property and as such, it is an inappropriate place for personal messages.

IDENTIFICATIONS

At the time of signing this My Last Will and Testament, I am not married. I have no children.

ARTICLE I
PAYMENT OF DEBTS, EXPENSES AND TAXES; TREATMENT OF REAL PROPERTY AND USE OF LIFE INSURANCE

Item 1. Debts, Expenses, and Taxes. All estate, inheritance, succession and other death taxes of any nature, together with any interest and penalties thereon, which may be levied or assessed by reason of my death by the laws of any state or of the United States with respect to property passing under this Will or any other property shall be considered a cost of administration of my estate, and such taxes, together with all debts which I am

EFILED 12/08/22 10.58 AM CASE NO. 22P1883 Joseph P. Day, Clerk

legally obligated to pay at the time of my death, the expenses of my funeral and last illness and other costs of administration of my estate, shall be paid out of my residuary estate In the event my residuary estate is insufficient to pay such debts, expenses, costs and taxes, I direct that the amount thereof in excess of my residuary estate shall be paid from other assets in the order provided by law. The payment or non-payment of any mortgages or other liens against any real property I may own, or in which I have an interest, I leave to the discretion of my Personal Representative.

Item 2. Treatment of Real Property. Any real property I own at my death is to be administered as part of my probate estate, subject to control of my Personal Representative for purposes of administration, as authorized by Tennessee Code Annotated Section 31-2-103.

Item 3. Use of Life Insurance. Any insurance on my life or other similar insurance payable to my Personal Representative, hereinafter named, as such, or to my estate, shall be free from the claims of creditors and shall be governed by the provisions of this Will; provided, however, that my said Personal Representative may, in her discretion, pay any or all debts or liabilities of mine or of my estate from the proceeds of such insurance.

Item 4. Cost of Shipping. The reasonable cost of packing, shipping, storing, insuring, and otherwise maintaining, caring for, and delivering any of my personal property to any beneficiary shall be charged as an administrative expense and be paid by my estate

Item 5. Spendthrift Provision. Prior to distribution, no interest of any beneficiary in the corpus or income of my estate, as distributed in any Article of this Will, shall be subject to assignment, alienation. pledge, attachment, or claims of creditors of such beneficiary, including the claims of any divorced spouse for alimony or support payments, and may not otherwise be voluntarily or involuntarily alienated or encumbered by any beneficiary and the same shall not be subject to be taken by any beneficiary's creditors by any process whatsoever.

EFILED 12/08/22 10:58 AM CASE NO. 22P1883 Joseph P. Day, Clerk

ARTICLE II
DISTRIBUTION OF TANGIBLE PERSONAL PROPERTY

Item 1. Handwritten List. I may leave a handwritten list, signed by me, which may be probated with my Will, under which certain items of my tangible personal property shall be distributed. If this writing is not found and identified by my Personal Representative within thirty (30) days after the probate of my Will, then all of my tangible personal property shall be distributed according to Item 2 of this Article.

Item 2. Remaining Tangible Personal Property. Any remaining tangible personal property and household or personal effects, and any automobile I may own at the time of my death, I do hereby give and bequeath to my sister, LINDA LYNNE RESHA. If my sister, LINDA LYNNE RESHA, predeceases me, then I give my tangible personal property and household or personal effects, in as nearly equal shares as possible, to my nephews, JAMES RONALD RESHA, JASON RODNEY RESHA, JOHN RYAN RESHA, and CLINT HUGHEY. In making such distributions, my Personal Representative, after taking into consideration any wishes expressed by a beneficiary, shall determine the particular item or items which each beneficiary shall receive and such determination shall be conclusive. Any items not selected for my children may be given away or sold and the proceeds, if any, shall become part of my residuary estate.

Item 3. Excluded Property. This Article of my will is not to be construed as bequeathing funds, bank accounts, securities, stocks, accounts receivable, or other evidences of debt, or any other property used by me in my profession or in connection with any trade or business in which I may be interested at the time of my death.

ARTICLE III
SPECIFIC BEQUEST OF REAL PROPERTY

I hereby give, devise and bequeath any interest I may own in a certain piece of real property located at 6737 Autumnwood Drive, Nashville, (Davidson County), Tennessee

EFILED 12/08/22 10:58 AM CASE NO 22P1883 Joseph P Day, Clerk

37221, or if I no longer own such property, any other real property I may own an interest in, to my sister, LINDA LYNNE RESHA. If my sister, LINDA LYNNE RESHA, has predeceased me, or we have died simultaneously, then any interest I may own in such real property shall be distributed, in equal shares, to my nephews, JAMES RONALD RESHA, JASON RODNEY RESHA, JOHN RYAN RESHA, and CLINT HUGHEY, or the survivor of them, not to their issue or their estate.

ARTICLE IV
DISPOSITION OF RESIDUARY ESTATE

All the rest, residue and remainder of my property and estate of whatsoever kind and nature and wheresoever situated and found, real, personal or mixed, I do hereby give, devise and bequeath to my sister, LINDA LYNNE RESHA. If my sister, LINDA LYNNE RESHA, predeceases me, then my estate shall be distributed, in equal shares, to my nephews, JAMES RONALD RESHA, JASON RODNEY RESHA, JOHN RYAN RESHA, and CLINT HUGHEY, or the survivor of them, not to their issue or their estate.

ARTICLE V
GENDER AND NUMBER

All words in this Will referring to the masculine, feminine, or the neuter shall include all genders, and all words used in the singular or the plural shall include the singular or the plural, unless the context therein specifically requires otherwise.

ARTICLE VI
APPOINTMENT OF A PERSONAL REPRESENTATIVE AND POWERS OF THE PERSONAL REPRESENTATIVE

Item 1. Appointment of Personal Representative and Substitute Personal Representative. I do hereby nominate and appoint my brother, JOHN WILLIAM

EFILED 12/08/22 10:58 AM CASE NO. 22P1883 Joseph P. Day, Clerk

CLINTON, as Personal Representative of this my Last Will and Testament and he shall not be required to give bond or other security for the faithful performance of his duties as such. If my brother is unable or unwilling to serve as Personal Representative, then I appoint nephew. JOHN RYAN RESHA, as alternate Personal Representative, without bond.

Item 2. Powers of the Personal Representative/Waiver of Inventory and Accountings. I direct that my Personal Representative shall not be required to file an inventory, accounting or appraisal of my estate in any court. During the administration of my estate, I hereby vest in my Personal Representative full power to sell, convey, exchange, lease for a period beyond the termination of the administration of my estate, or for a lesser period, improve, borrow on the security of, encumber, or otherwise dispose of all or any part of my estate, including any real property, in such manner and upon such terms and conditions as my Personal Representative may approve and to invest (without the requirement of an appraisal or court approval) and reinvest my estate and the proceeds of sale or any portion thereof, in such loans, securities, or other property, real or personal, as he may consider suitable, and to change such investments, and to make such new investments from time to time as to him may seem necessary or desirable without the joinder, consent or approval of any heir, legatee, beneficiary, court or other person, provided that in exercising such powers my Personal Representative shall be acting in a fiduciary, not an individual, capacity. In making distributions from my estate according to the terms of this Will, my Personal Representative shall not be required to liquidate the assets of my estate but may make distributions in kind if my Personal Representative, in his sole discretion, determines this to be in the best interest of the beneficiaries named herein.

Item 3. Release From Liability. I intend that my Personal Representative shall manage and administer my estate and carry out the duties of such office in good faith and with both diligence and reasonable care; however, I relieve my Personal Representative from any liability resulting from an honest mistake of judgment.

Item 4. Incorporation of Statutory Power. In addition, I incorporate herein by reference all of the fiduciary powers contained in Section 35-50-110, Tennessee Code

EFILED 12/08/22 10:58 AM CASE NO. 22P1883 Joseph P. Day, Clerk

Annotated, as fully as if set out verbatim herein, except as may be specifically indicated otherwise by the terms of this Will.

Item 5. Ancillary Administration. In the event it is deemed necessary to have administration upon my estate in any state other than Tennessee, then I direct that my Personal Representative as named in this ARTICLE VI of my Will, shall serve as such ancillary Personal Representative, without bond, to the extent he may be able to qualify as such, and if my domiciliary Personal Representative is unable or unwilling to qualify or serve as such, then I appoint as my Personal Representative in such other jurisdiction, the person or persons selected by my domiciliary Personal Representative and delivered to the person or persons so selected and to the court having jurisdiction over the ancillary probate of my Will.

Item 6. Employment of Agents. My Personal Representative may employ agents, custodians, depositaries, and legal, tax and investment counsel and pay them, from the estate, reasonable compensation for their services to the estate.

Item 7. Tax Election. My Personal Representative shall make such elections and allocations under the tax laws as my Personal Representative considers advisable (whether or not the allocation relates to property passing under this will) including the right to elect (a) whether any item of expense connected with the administration of my estate shall be claimed as a deduction for federal income tax purposes, or whether the same shall be claimed instead as a deduction for federal estate tax purposes, or (b) to value my gross estate as of a date that causes larger death taxes to be payable than would have been payable if my Personal Representatives had elected another date. I hereby authorize my Personal Representative to exercise any such right of election in any such manner as he may, in his absolute discretion, determine to be advisable, even though the manner in which any such election is exercised may result in an advantage or disadvantage to any beneficiary or beneficiaries thereunder. I further direct that no compensating adjustments between income and principal shall be required or made as a result of any such election. Any election made by my Personal Representative hereunder shall be binding and

 DKE

EFILED 12/08/22 10:58 AM CASE NO. 22P1883 Joseph P Day, Clerk

conclusive on all persons. I hereby direct my Personal Representative to allocate the unused portion, if any, of my GST exemption-as hereinafter defined, to any property with respect to which I am the transferor for generation-skipping tax purposes (irrespective of whether such property passes under this Will) As used herein, the term "GST Exemption" shall refer to that exemption from generation-skipping tax set forth in Section 2631(a) of the Internal Revenue Code of 1986, as amended.

Item 8. Control of Digital Assets. I grant to my Personal Representative any and all authority, power and access to any and all of my digital assets, including but not limited to documents, photographs, music, videos, movies, notes, records, memoranda, electronic communications and other information, data and records of all types, kinds and formats (collectively my "digital estate") stored on any device or in any server or in the "cloud" or elsewhere. My Personal Representative may access, manage, deactivate, delete and take any and all actions without limitations regarding my digital estate My Personal Representative is also granted all authority, power and access over and to any digital and/or electronic device or equipment (collectively "the device") owned or used by me and may access any and all of my digital estate on any device. By granting my Personal Representative this authority, power and access over my digital estate and any device, I expressly provide that my Personal Representative: (1) has the same authority, power and access as I have; (2) has my lawful consent as an account holder or authorized user; and (3) is authorized as a user of any account, device or other repository of my digital estate.

ARTICLE VII
CAPTIONS

The captions contained in this Will are inserted solely as a matter of convenience, and in no way define, limit, or describe the scope of any provision of this Will or the intent thereof.

EFILED 12/08/22 10:58 AM CASE NO 22P1883 Joseph P. Day, Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of May, 2019.

Bobbie K. Clinton
BOBBIE K. CLINTON

SIGNED, PUBLISHED and DECLARED on May 3rd, 2019, by the above-named testatrix, BOBBIE K. CLINTON, and as for her Last Will and Testament. in our sight and presence, who signified to us, the attesting witnesses, that the foregoing instrument is her Last Will and Testament, consisting of eight (8) pages, including this page; and we have hereunto affixed our signatures, as attesting witnesses, at her request, in her sight and presence, and in the sight and presence of each other.

Witness

Witness

EFILED 12/08/22 10:58 AM CASE NO 22P1883 Joseph P Day, Clerk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Channa Moore and Sheila J. Giggs JJ,

being first duly sworn, do jointly and severally make oath as follows:

1. We are eighteen (18) years of age or older.

2. That the foregoing instrument was signed, published and declared by the above-named testatrix, BOBBIE K. CLINTON, as and for her Last Will and Testament, in our sight and presence and who signified to us, the attesting witnesses, that the foregoing instrument is her Last Will and Testament; and we have hereunto affixed our signatures as attesting witnesses, at her request, in her sight and presence, and in the sight and presence of each other; and we further depose that at said place and time, the testatrix was of sound mind and disposing memory and signed the said will as her free and voluntary act.

Channa Moore
Witness

5336 Stonewood Drive
Address
Smyrna TN 37167

Witness

125 K. Vaughn
Address
Unionville, TN 37397

Sworn to and subscribed before me this 31st day of May, 2019.

Notary Public

My commission expires: March 17, 2022.

SUSAN S. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.



TN Division of TennCare

RFR PROCE
310 GREAT CIRC
NASHVILLE, TN 37243
Phone (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

December 19, 2022

Marissa Knight
2126 21st Ave. S.
Nashville, TN 37212

RE: Clinton, Bobbie Kay Date of Death: 6/17/2022 SSN: xxx-xx-6825
Our File Number: 85673

Marissa Knight:

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