Karen Johnson Davidson County
Batch# 1280834 DEEDQC
06/03/2025 12:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250603-0043531

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

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Linda Caldwell

Linda Caldwell, Executor, Affiant

Subscribed and sworn to before me, this June 2, 2025.

Notary Public

My Commission Expires: 7/27/26

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

Address of new owners:
Paige Rogers
7006 Bonnavent Drive
Hermitage, TN 37076

Send Tax Bills to:
Same

Map-Parcel Numbers:
07408009600

EXECUTOR'S QUITCLAIM DEED

Mr. Jack Niles Clement died on January 22, 2024, leaving a will dated July 29, 2022. The will was admitted to probate on March 7, 2024, in the Probate Court of Davidson County, Tennessee, Docket Number 24P297. The will named Linda Caldwell as Executor. The Executor is duly qualified. All debts of the decedent have been paid. Mr. Clement 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 Jack Niles Clement, Linda Caldwell, Executor, quitclaims to Paige Rogers 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: June 2, 2025.

Estate of Jack Niles Clement

By Linda Caldwell
Linda Caldwell, Executor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Caldwell, 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: June 2, 2025.

My Commission Expires: 7/27/2026

Notary Public

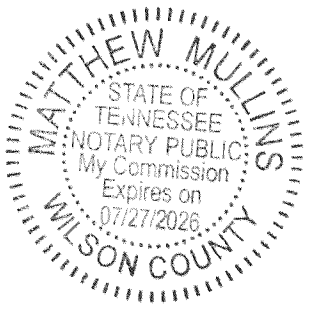


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being Lot No. 760 on the plan of Section Seven, Hermitage Hills of record in Plat Book 3300, pages 62 and 63 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Niles Clement by Warranty Deed from Belinda Hardin, recorded on July 21, 2014 of Reference Number 20140721-0064339, Register's Office for Davidson County, Tennessee.

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
#

February 8, 2024

Maxwell Mullins
541 N Mt Juliet Rd, # 2303c
Mt. Juliet, TN 37122

RE: Clement, Jack Niles Date of Death: 1/22/2024 SSN: xxx-xx-9235
Our File Number: 119303

Maxwell 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 6/2/25.

Date

Affiant Signature

6/2/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2 day of June, 2025.

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