Karen Johnson
Batch # 1306301
08/06/2025 08 56 21 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250806-0062318

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID
Rebecca Mann Ray, Trustee Rebecca Mann Ray Revocable Trust Agreement 609 Say Brook Circle Nashville, TN 37221	same as new owner	155 15 0A 054.00

THIS INSTRUMENT WAS PREPARED BY
George R Adams, Jr , Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone 615-500-0013 - Fax 615-791-6096 - Email gadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)
The actual consideration for this transfer is $-0-.)
)
Rebecca Mann Ray, TTEE)
REBECCA MANN RAY, Trustee)
Affiant)
)
Subscribed and sworn to before me,)
this 29th day of July, 2025.)
)
Elizabeth L. Adams)
NOTARY PUBLIC)
My Commission Expires March 9, 2027)

ELIZABETH L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, REBECCA MANN RAY, AS TRUSTEE OF THE MANN REVOCABLE LIVING TRUST AGREEMENT, dated August 23, 2001, "Grantor," by these presents, does hereby quitclaim and convey unto REBECCA MANN RAY, AS TRUSTEE OF THE REBECCA MANN RAY REVOCABLE TRUST AGREEMENT, dated July 7, 2009, "Grantee," her successors and assigns all of her interest in and to the following tract or parcel of land with all improvements located thereon, lying, situate, and being in Davidson County, Tennessee, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Stonemeade, Section III, of record in Plat Book 7900, Page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harriet Gayle Jacobs and Billie Gaines Mann, as joint tenants with right of survivorship from Centex Real Estate Corporation, by deed of record in Book 8907, Page 727 Register's Office for Davidson County, Tennessee. Harriet Gayle Jacobs is now deceased.

Further being the same property conveyed to Billie Gaines Mann, as Trustee of the Mann Revocable Living Trust Agreement, dated August 23, 2001, from Billie Gaines Mann, by deed of record in Book 20010831, Page 94812 Register's Office for Davidson County, Tennessee.

This is improved property known as: 609 Say Brook Circle, Nashville, TN 37221.

The MANN REVOCABLE LIVING TRUST AGREEMENT was amended by the AMENDMENT AND RESTATEMENT OF THE BILLIE GAINES MANN REVOCABLE LIVING TRUST, dated September 8, 2022, and further amended by the AMENDMENT TO THE BILLIE GAINES MANN REVOCABLE LIVING TRUST, dated July 8, 2024. Billie Gaines Mann is now deceased. Certification of Trust is attached as Exhibit A.

TennCare Release is attached as Exhibit B.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of July, 2025.

MANN REVOCABLE LIVING TRUST AGREEMENT, dated August 23, 2001

Rebecca Mann Ray, TTEE

REBECCA MANN RAY, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county mentioned, personally appeared REBECCA MANN RAY, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the MANN REVOCABLE LIVING TRUST AGREEMENT, dated August 23, 2001, as amended by the within named bargainor, and that such Trustee executed the foregoing instrument for the purposes therein contained

WITNESS, my hand and official seal this 29 day of July, 2025.

Elizabeth L. Adams

Notary Public

My Commission Expires: Mar. 9, 2027

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY



CERTIFICATION OF TRUST

The following trust is the subject of this Certification of Trust:

MANN REVOCABLE LIVING TRUST AGREEMENT,

dated August 23, 2001,

as amended by the

AMENDMENT AND RESTATEMENT OF THE BILLIE GAINES MANN REVOCABLE LIVING TRUST, dated September 8, 2022;

and as further amended by the

AMENDMENT TO THE BILLIE GAINES MANN REVOCABLE LIVING TRUST, dated July 8, 2024.

BILLIE GAINES MANN, Grantor,

REBECCA MANN RAY, Trustee.

1. Said trust is in full force and effect on the date of this Certification of Trust;

2 The Grantor and initial Trustee, BILLIE GAINES MANN, died on February 19, 2025;

3. Said Trustee was appointed as a Co-Trustee by the AMENDMENT TO THE BILLIE GAINES MANN REVOCABLE LIVING TRUST, dated July 8, 2024 and continues to serve alone following the death of the Grantor;

4. JESSELYN ROBERTA MANN shall serve as successor Trustee should REBECCA MANN RAY be unable to serve as Trustee;

5 Said trust gives the Trustee very broad management and investment powers;

6. Said trust is now irrevocable as of the day of Grantor's death;

7. The trust identification number is [redacted];

8. All trust assets should be titled to: BILLIE GAINES MANN REVOCABLE LIVING TRUST, dated August 23, 2001;

9. To the best of the Trustee's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect;

10. The Trustee of the trust wishes to keep the specific trust provisions confidential, as they are of a personal nature;

11. The signature listed below is the current Trustee of the BILLIE GAINES MANN REVOCABLE LIVING TRUST.

12. The signer listed below declares that the foregoing statements are true and correct, under penalty of perjury.

This Certification of Trust of the BILLIE GAINES MANN REVOCABLE LIVING TRUST is dated this the 29 day of July, 2025.

Rebecca Mann Ray

REBECCA MANN RAY,
Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county mentioned, personally appeared REBECCA MANN RAY, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the BILLIE GAINES MANN REVOCABLE LIVING TRUST, dated August 23, 2001, the within named bargainor, and that such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand and official seal this 29 day of July 2025.

Elizabeth L. Adams
Notary Public

My Commission Expires: Mar. 9, 2027

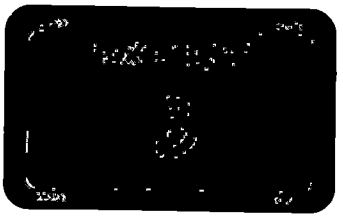
ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument prepared by:
George R. Adams, Jr., Esq.
The Adams Law Firm, P.C.
7100 Hardwood Lane
College Grove, TN 37046
Phone: 615-500-0013
Fax: 615-791-6096
Email: gadams@adamslaw-tn.com

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 28, 2025

George R Adams, Jr
7100 Hardwood Lane
College Grove, TN 37046

RE Mann, Billie Gaines Date of Death 6/29/2025 SSN xxx-xx-6368
Our File Number 163963

George R Adams, Jr

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery 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