Karen Johnson Davidson County
Batch# 1319020 DEEDQC
09/05/2025 03:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250905-0071158

ADDRESS OF NEW OWNER &
SEND TAX NOTICES TO:
Mary Lynne Cunningham
802 Laurel Hill Drive
Old Hickory, Tennessee 37138
Parcel ID: 064130B06700CO

This instrument was prepared by:
FREEMAN & BRACEY, PLC
Attorneys at Law
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37072
Phone: (615) 859-1328

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 12 day of August, 2025, between **MICHAEL ANTHONY CUNNINGHAM, JR. AS EXECUTOR OF THE ESTATE OF CHERYL ELIZABETH WACHTEL** as Grantor, and **MARY LYNNE CUNNINGHAM**, referred to herein as Grantee.

WITNESSETH:

WHEREAS, Cheryl Elizabeth Wachtel died on April 19, 2025, testate, a citizen and resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to probate in the Estate of Cheryl Elizabeth Wachtel, Case No. 25P906 in the Seventh Circuit Court of Davidson County, Tennessee with the above-named, Michael Anthony Cunningham, Jr. being appointed as Executor of the Estate; and

WHEREAS, Cheryl Elizabeth Wachtel died owning a tract of land located at **802 Laurel Hill Drive, Old Hickory, Tennessee 37138 (Parcel ID 064130B06700CO)** and said legal description of the property owned by the Decedent, Cheryl Elizabeth Wachtel at time of her death is more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing, **MICHAEL ANTHONY CUNNINGHAM, JR.,** in his capacity as Executor of the Estate of Cheryl Elizabeth Wachtel, does hereby grant unto **MARY LYNNE CUNNINGHAM**, pursuant to the terms of the Will of record, all of their right, title and interest in and to the below described property, being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> **Land in Davidson County, Tennessee, being Unit 802 on the Plan of Laurel Hill Courtyard Homes, as of record in Book 6900, page 573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of such unit.**

Being the same property conveyed to Cheryl E. Wachtel, an unmarried person, by deed from Jim Sullins, an unmarried person, of record in Book 9939, page 595, Register's Office for Davidson County, Tennessee.

CHERYL E. WACHTEL, being one and the same person as CHERYL ELIZABETH WACHTEL, died testate on or about April 19, 2025, devising said property to MARY LYNNE CUNNINGHAM, by will of record in Docket No. 25P906, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

ESTATE OF CHERYL ELIZABETH WACHTEL

By: _____
MICHAEL ANTHONY CUNNINGHAM, JR., EXECUTOR

STATE OF TENNESSEE
COUNTY OF TN

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **MICHAEL ANTHONY CUNNINGHAM, JR.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Cheryl Elizabeth Wachtel the within named bargainor, an Estate, and that he, as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as such Executor.

Witness my hand and official seal at office this the 12th day of August 2025.

My commission expires: 3/9/2027

_____
NOTARY PUBLIC

LEAH CHAFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

#

April 29, 2025

Don Duke
885 Conference Dr., #500
Goodlettsville, TN 37070

RE: Wachtel, Cheryl E. Date of Death: 4/19/2025 SSN: xxx-xx-7262
Our File Number: 156163

Don Duke:

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, **Russell Freeman**, 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 **08/12/2025** [DATE].

AFFIANT SIGNATURE

09/05/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **5th** day of **September**, 2025.

Notary Signature
My Commission Expires: 01-22-29
[SEAL]

