QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1357985 DEEDQC
12/15/2025 08:31:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251215-0099339

KENNEDY KRIEG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is inheritance.
Subscribed and sworn to before me on this 8 day of December 2025

Grantor

Notary Public
My Commission Expires: 10-4-2027

NEW OWNERS:
Mindy Ann Van Tassel and
Chip Ballard
140 Cross Timbers Dr.
Nashville, TN 37221

SEND TAX BILLS TO:
Mindy Ann Van Tassel and
Chip Ballard
140 Cross Timbers Dr.
Nashville, TN 37221

MAP-PARCEL NUMBERS
142-02-0-074.00

Decedent, Earl Franklin Ballard, Sr., ("Decedent") died on July 15, 2024, in Davidson County, Tennessee, leaving a Last Will and Testament executed on January 31, 2019. The Will was admitted to probate in Davidson County, Tennessee in the matter of the *Estate of Earl F. Ballard, Sr.*, Case Number 24P1996. There is no TennCare lien owed to the State, and a copy of the TennCare Release is herein attached as Exhibit A. The Executor, by signing this Deed, releases any rights the estate may have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Last Will & Testament of Earl Franklin Ballard, Sr., Chip Ballard as Executor of the Estate of Earl F. Ballard, Sr., hereinafter referred to as "Grantor", does hereby transfer and convey to Grantees, Mindy Ann Van Tassel and Chip Ballard, hereinafter referred to as "Grantees", as Tenants in Common, an eighty percent (80%) interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 131 on the Plan of Cross Timbers, Section III, as of record in Book 4175, Page 21, Register's Office for Davidson County, Tennessee described as follows:

Said lot number 131 front 91.3 feet on the easterly side of Cross Timbers Drive and runs back between line 193.6 feet on the South and 157.6 feet on the North to a dead line in the rear on which it measure 103.50 feet.

Being the same property conveyed to Earl F. Ballard by Warranty Deed from James E. Patterson and wife, Everlyn Patterson, of record in Book 4461, Page 187, Office of the Register for Davidson County, Tennessee.

Being the same property with a twenty percent (20%) undivided interest conveyed to Mindy Ann Van Tassel and Michael Van Tassel, by Quit Claim Deed from Earl F. Ballard, instrument number 20091229-0117925, Office of the Register for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4242, page 758, Register's Office for Davidson County, Tennessee; owner's certificate, a 2.5 x 25 anchor easement on the southerly front corner, a 10 foot public utility and drainage easement along the rear line of said lot, and a 40 foot minimum setback line from Cross timbers Drive as shown on plan of record in Book 4175, Page 21, said Register's Office.

This is improved property known as 142 Cross Timbers Dr., Nashville, Davidson County, Tennessee 37221.

This Quitclaim Deed to an eighty percent (80%) interest in the above-described property is given with ownership of the remaining twenty percent (20%) undivided interest in the above-described property being reserved by Mindy Ann Van Tassel and Michael Van Tassel.

WITNESS MY HAND on this the 8 day of December, 2025.

CHIP BALLARD
Executor of the Estate of Earl F. Ballard, Sr.

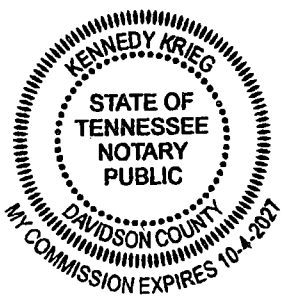
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHIP BALLARD, Executor of the Estate of Earl F. Ballard, Sr., with whom I am personally acquainted, and who acknowledged that he executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 8 day of December, 2025.

NOTARY PUBLIC
My Commission Expires: 10-4-2027

Document Prepared By:
Ryan C. Davis, Attorney
1224 2nd Avenue South, Suite 102
Nashville, TN 37210
615.649.0110 (telephone)
ryan@ryancdavislaw.com



EFILED 01/30/25 05:0[illegible], Clerk

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0036, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

January 7, 2025

Jill Carpenter
500 Church St., Ste.210
Nashville, TN 37219

RE: Ballard, Sr., Earl F. Date of Death: 7/15/2024 SSN: [redacted]
Our File Number: 146726

Jill Carpenter:

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

EXHIBIT
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