This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1358968 DEEDQC
12/17/2025 12:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251217-0100320

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Amelia Rousseau	Same	104 12 0B 110.00
2107 Fairfax Avenue, #302		
Nashville, TN 37212		

IN ORDER TO ADMINISTER THE ESTATE OF **Carol Jean Rabideau**, the Executor, **Amelia Rousseau**, on behalf of the Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto **Amelia Rousseau**, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 302, Building One, on the revised plan of Ashley Place Condominiums, of record in Plat Book 6200, page 462, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carol Jean Rabideau by Quitclaim Deed from Frank Boggan Rousseau, of record in Instrument No. 20230216-0011474, Register's Office for Davidson County, Tennessee.

Carol Jean Rabideau (the "**Decedent**") passed away on October 23, 2025.

On November 13, 2025, the Decedent's probate estate (the "**Estate**") was opened in the Probate Court of Hickman County, Tennessee, Docket No. 25-CV-8344 and the property passed to Grantor as Executor.

Pursuant to the Decedent's Last Will and Testament, the Decedent devises the property to Grantee.

A copy of the TennCare Release is attached as **Exhibit A**.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. §67-4-409 (a)(1)(C)(iv) and (D).

Affiant

SUBSCRIBED AND SWORN TO before me this 16th day of December, 2025.

Notary Public My Commission Expires: May 31, 2026

ALECHER OUTEN STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires May 31, 2026

This is improved property known as **2107 Fairfax Avenue, #302, Nashville, Tennessee 37212**.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned, Amelia Rousseau, executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 16th day of December, 2025.

Estate of Carol Jean Rabideau

Amelia Rousseau, Executor

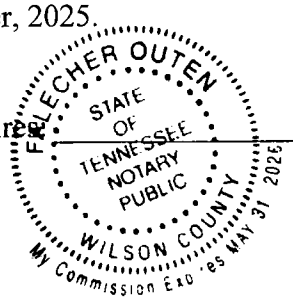
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **Amelia Rousseau**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that such person has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Carol Jean Rabideau and acknowledged that such person is the Executor of the Estate of Carol Jean Rabideau, the within named Grantor, and that in such capacity, such person, being authorized to do so, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Carol Jean Rabideau.

Witness my hand and official seal this 16th day of December, 2025.

Notary Public

My Commission Expires: _____.



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
#

November 19, 2025

Margaret L. Behm
1310 Sixth Ave. N
Nashville, TN 37208

RE: Rabideau, Carol Jean Date of Death: 10/23/2025 SSN: xxx-xx-4629
Our File Number: 173596

Margaret L. Behm:

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

EXHIBIT
A

Under 2024

Certificate of Authenticity

I, Sarah Arick, 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 December 16, 2025.

Date: 12/16/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 16, 2025.

Notary Public: Falecher Outen

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31 2026