This Instrument Prepared By:

Kane & Crowell, PLLC
133 S. College Street
Lebanon, Tennessee 37087
(615) 784-4800

RECORDER'S STAMP

Karen Johnson
Batch # 1405655
04/15/2026 08:23:48 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDWARR
4 pgs

20260415-0030539

ADMINISTRATOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Andrea Kowalisyn 256 Riverside Drive Nashville, Tennessee 37206	Andrea Kowalisyn 256 Riverside Drive Nashville, Tennessee 37206	072-13-0-265.00

Richard Francis Hess, Jr. died on the 19th day of June 2024, intestate. A probate Administration was opened in the Probate Court, Davidson County, Tennessee, Docket No. 24-P-1785. Decedent had one (1) heir at law at the time of his death, his wife, Andrea Kowalisyn

Pursuant to the Tennessee Statute of Intestate Succession, said heir is the sole heir to the Estate and, therefore, entitled to ownership in any property that Richard Francis Hess, Jr. owned at the time of his death.

Andrea Kowalisyn was appointed Administratrix of the Estate of Richard Francis Hess, Jr. by the Davidson County Probate Court, and a copy of the Letters of Administration issued to her are attached hereto as ***Exhibit A***. All known debts of Richard Francis Hess, Jr. have been paid or adjudicated, and a copy of the TennCare Release is attached hereto as ***Exhibit B***. The Administratrix, by signing this Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this estate. The real property owned by Richard Francis Hess, Jr. at the time of his death is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 56, Block B on the Map of the Revised Subdivision of a part of the L.M. Ezell 12.11 acres Tract of the Talbot Land of record in Book 1130, page 5, Register's Office for said County, to which Plan reference is made for a complete description.
>
> Being the same property conveyed to Richard F. Hess, Jr., an unmarried man, by Warranty Deed from Evan Klisares, a married man, dated March 25, 2019, and of record in Instrument No. 20190328-0027939, in the Register's Office of Davidson County, Tennessee.

This is **improved property known as 932 West Avenue, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Andrea Kowalisyn, her successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as the Administratrix only, do covenant with the said grantee, that I, as the Administratrix, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except by liens of record.

And I, as Administratrix, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

T.C.A. § 67-4-409(a)(3)(D) exempts this transfer from recordation tax.

WITNESS MY HAND on this 6 day of April (month), 2026.

Andrea Kowalisyn

Andrea Kowalisyn
Administratrix of the Estate of Richard Francis Hess, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

(SEAL)

WITNESS my hand, this 6 day of April (month), 2026.

Neill Kane

NOTARY PUBLIC

My Commission Expires: 02/02/2030

NEILL KANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT # A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: ANDREA KOWALISYN DOCKET NO: 24P1785

It appearing to the Court that ***RICHARD HESS JR.*** *has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

THESE ARE, THEREFORE, to authorize and empower you, the said ***ANDREA KOWALISYN,*** *to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this ***September 12th, 2024*** .

JOSEPH P. DAY, Clerk

D Anderson D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to ANDREA KOWALISYN as **Administratrix** of the estate of **RICHARD HESS JR.**, deceased, and I do further certify that **ANDREA KOWALISYN** is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official records in my office in Nashville, Tennessee, this the 12 day of September, 2024.

JOSEPH P. DAY, Clerk

D Anderson D.C.

TN Division of TennCare

EXHIBIT # B

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

September 19, 2024

Andrea Kowalisyn
133 South College St
Lebanon, TN 37087

RE: Hess, Jr., Richard Francis Date of Death: 6/19/2024 SSN: xxx-xx-0983
Our File Number: 138813

Andrea Kowalisyn:

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