Grantee:
James H. Hughes, Jr.

This Instrument Prepared By:
Andrea P. Perry
511 Union Street, Suite 1000
Nashville, TN 37219

New Owner/Send Tax Notice to:
James H. Hughes, Jr.
60 Brookwood Terrace
Nashville, TN 37205

Map & Parcel: 103-14-0-020.00

Karen Johnson Davidson County
Batch# 1424595 DEEDQC
05/22/2026 11:42:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20260522-0046982

EXECUTOR'S QUITCLAIM DEED

Patricia Ann Hughes died on September 9, 2025, leaving a Last Will and Testament dated November 19, 2009, a copy of which attached hereto as **Exhibit A**. The Will was admitted to probate on October 24, 2025, in the Seventh Circuit Court (Probate) for Davidson County, Tennessee, Case Number 25P-2075. Pursuant to the October 24, 2025 Order, James H. Hughes, Jr. was named Executor of the Estate of Patricia Ann Hughes. The Executor, by signing this Deed, transfers the interest of the Executor and that of the Estate of Patricia Ann Hughes in the subject real property to James H. Hughes, Jr., pursuant to Article III of the Last Will and Testament of Patricia Ann Hughes dated November 19, 2009. In accordance herewith, James H. Hughes, Jr., as the Executor of the Estate of Patricia Ann Hughes, quitclaims all right, title, and interests owned by Patricia Ann Hughes to James H. Hughes, Jr., in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 54 on Map of Hillwood Terrace, Section II, Revised, of record in Book 3300, Page 73, Register's Office for said County.
>
> Said Lot No. 54 fronts 92 feet on the northerly margin of Brookwood Terrace and extends back between parallel lines 217.5 feet to a dead line, measuring 92 feet thereon.
>
> Being the same property conveyed to Patricia A. Hughes, by deed from Wu Yue Chiu Chi, a single person, of record in Book 10443, Page 923 in the Register's Office of Davidson County, Tennessee.
>
> Patricia A. Hughes died testate on September 9, 2025, leaving a Last Will and Testament dated November 19, 2009. The Will was admitted to probate on October 24, 2025 in the Seventh Circuit Court (Probate) for Davidson County, Tennessee, Case Number 25P-2075. Patricia A. Hughes devised his entire interest in real property herein to her husband, James H. Hughes, Jr., with a life estate reserved to his wife, Pandora Sue Winfrey Lyle, pursuant to Article III of said Will.

This is improved property known as 60 Brookwood Terrace, Nashville, Davidson County, Tennessee 37205.

This transfer is by Quitclaim and no warranties are made.

Property description taken from prior deed.

[Remainder of page intentionally left blank. Signature page to follow.]

[Signature page to Executor's Deed]

Witness my hand at NASHVILLE, Tennessee this 14 day of MAY, 2026.

ESTATE OF PATRICIA ANN HUGHES

JAMES H. HUGHES, JR., EXECUTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, JAMES H. HUGHES, JR., as Executor of the Patricia Ann Hughes, 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 acknowledged that such bargainor executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2026.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(iv) and valuation oath pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Affiant

Sworn to and subscribed before me this 14th day of May, 2026.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

Exhibit A

Last Will and Testament

OF

Patricia Ann Hughes

I, **Patricia Ann Hughes, Testatrix**, of Nashville, Davidson County, Tennessee, do make, declare and publish this my **LAST WILL AND TESTAMENT**, hereby revoking all former wills and codicils.

I.

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executor as soon as practicable after my death. I further direct that my Executor pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this **WILL** or otherwise, as an expense of administration, without apportionment.

II.

I bequeath to my husband, **James H. Hughes, Jr.,** if he shall survive me, all of my clothing, jewelry, personal effects, automobiles (together with any policies of insurance thereon) and all other tangible personal property, intangible property, and all real property owned by me at the time of my death, except those items set forth as special bequests in Section IV of this Will. If my said husband shall not survive me, then I bequeath the above items of my personal property to my mother, Virginia Fletcher and my sister, Louvenia Young, share and share alike. If either my mother or my sister precedeases me, the survivor is to receive one hundred percent (100%).

III.

All the rest, residue and remainder of the property that I may own at the time of my death I devise and bequeath to my husband, **James H. Hughes, Jr.,** if he shall survive me. If my said husband shall not survive me, then I devise and bequeath my entire residuary estate to my mother, Virginia Fletcher and my sister, Louvenia Young, share and share alike. If either my mother or my sister precedeases me, the survivor is to receive one hundred (100%) percent.

202605220046982

IV.

I hereby make the following specific bequeaths. If either my mother or my sister precedeases me, the designated items are to go to the survivor.

To my mother, Virginia Fletcher

- Pearls: Necklace and Earrings
- Gold: Bracelets and Earrings
- Gold: Rings
- One-half of the value of my savings and checking accounts

To my sister, Louvenia Young

- Silver: Earrings
- One-half of the value of my savings and checking accounts

V.

I hereby acknowledge that no provision has been made in this my Last Will and Testament for my step-son, James H. Hughes, III.

VI.

If my husband, **James H. Hughes, Jr.,** and I shall die under such circumstances that there is not sufficient evidence to determine the order of our deaths, then it shall be presumed that he survived me, and my estate shall be administered and distributed, in all respects, in accordance with such presumption.

VII.

I authorize my Executor, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all of the powers set forth in Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this **WILL**) are granted even should said statute be amended or repealed at the time of my death.

202605220046982

VIII.

I appoint **James H. Hughes, Jr.** to be the Executor of this my **LAST WILL AND TESTAMENT,** of this my **LAST WILL AND TESTAMENT**. I direct that no bond or other security be required of my said Executor for the faithful performance of his duties as such.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my **LAST WILL AND TESTAMENT**, consisting of (4) typewritten pages and, for the purpose of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 19th day of November , 2009, at Nashville, Tennessee.

Patricia Ann Hughes
Patricia Ann Hughes
Testatrix

Signed, sealed, published and declared by the Testatrix, **Patricia Ann Hughes,** to be her **LAST WILL AND TESTAMENT** in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Name

95 White Bridge Rd. #503
Nashville, TN 37205
Address

Ellen D Johnson
Name

95 White Bridge Rd. #508
Nashville, TN 37205
Address

THIS
LAST WILL AND TESTAMENT
WAS PREPARED BY:

J.P. BARFIELD, ATTORNEY
CAVALIER BUILDING, SUITE 508
95 WHITE BRIDGE ROAD
NASHVILLE, TN 37205
PHONE: (615) 352-8326

202605220046982

AFFIDAVIT

TO THE WILL OF

Patricia Ann Hughes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, who are witnesses to the **WILL** of the above-named Testatrix, to which this Affidavit is attached, being duly sworn according to law, make oath as follows:

1. That each of us is an adult resident of Tennessee and that we are witnesses to a **WILL** executed by **Patricia Ann Hughes** on the 19th day of November, 2009, at Nashville, Tennessee.

2. That the Testatrix declared the above-dated instrument to be her **LAST WILL AND TESTAMENT** and requested that each of us be witnesses thereto. That the Testatrix signed the said **WILL** in the presence of each of us and that we, in her presence and in the presence of each other, signed the said **WILL** as witnesses on the date and at the place indicated above.

3. That at the time of the execution of said **WILL**, each of us are of the opinion that the Testatrix was of sound mind and was over the age of eighteen (18) years.

4. This Affidavit is executed on this the 19th day of November, 2009 , at Nashville, Tennessee in accordance with Tennessee Code Annotated Section 32-2-110.

WITNESS

Ellen D. Thomson
WITNESS

Subscribed and sworn to before me this 19th day of November, 2009.

J.P. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: NOV. 22, 2010

PAGE FOUR OF MY LAST WILL AND TESTAMENT Patricia Ann Hughes

202605220046982

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
#

October 24, 2025

Christian S. Hofstetter
54 Wyn Oak
Nashville, TN 37205

RE: Hughes, Patricia Ann Date of Death: 9/9/2025 SSN: xxx-xx-[redacted]
Our File Number: 171470

Christian S. Hofstetter:

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

Under 2024

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 May 14, 2026 (date of document).

Affiant Signature

5-18-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2026.

Notary's Signature

My Commission Expires: 11-2-26

