This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

This Instrument Was Prepared By:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1429277 DEEDQC
06/08/2026 09:41:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260608-0051250

**Address of New Owner:**
Maria Jasso
7917 Haydenberry Ct.
Nashville, TN 37221

**Send Tax Bills To:**
Same

**Map-Parcel:**
141140A00800CO

## EXECUTOR'S QUITCLAIM DEED

Know all persons by these presents that Emily D. Davis is the duly appointed Executrix of the Estate of Felix R. Lawrence, deceased (the "decedent"), which Estate is being administered in the Seventy Circuit Court for Davidson County, Tennessee, Docket No. 24P421 (a copy of her Letters of Administration are attached hereto and incorporated herein by this referenced). Now, therefore, for good and valuable consideration and in connection with the distribution of the estate of the decedent pursuant to the laws of the State of Tennessee and the decedent's Last Will and Testament, the said **Emily D. Davis**, in her capacity as Executrix, and not otherwise ("Grantor"), does hereby grant, transfer, release, remise and forever quitclaim unto **Maria Jasso**, the beneficiary of the decedent's estate under the said Last Will and Testament ("Grantee"), her heirs, successors, and assigns, forever, all of the said Executrix's right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, with said tract or parcel of land being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hanover Park of Sheffield, of record in Book 97, pages 154-156, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Felix Richard Allen Lawrence by Quitclaim Deed from Bobbie Jean McCraven Lawrence, dated January 26, 2009, which is of record in Instrument No. 20090127-0007209, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Felix R. Lawrence and wife, Bobbie J. Lawrence, by deed from Phillips Builders, Inc., a Tennessee corporation, of record in Book 10528, page 877, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 7917 Haydenberry Ct., Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

A copy of the TennCare Release for the decedent is also attached hereto.

**IN WITNESS WHEREOF**, this instrument is hereby executed this 20 day of May, 2026.

GRANTOR:

Emily D. Davis

**Emily D. Davis,**
Executrix

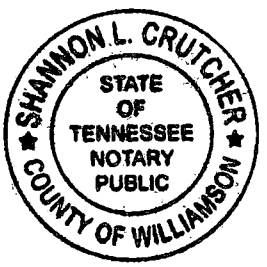
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Emily D. Davis**, Executrix of the Estate of Felix R. Lawrence, deceased, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 20 day of May, 2026.

Shannon L Crutcher

Notary Public
My Commission Expires: 04/03/2029



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

# LETTERS TESTAMENTARY

TO: **EMILY DAVIS** DOCKET NO: **24P421**

*It appearing to the Court that **FELIX LAWRENCE** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **EMILY DAVIS**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands; and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **April 18th, 2024**.*

JOSEPH P. DAY, Clerk

JOSEPH P. DAY CIRCUIT COURT CLERK

A. Auer D.C.

STATE OF TENNESSEE )

DAVIDSON COUNTY )

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **EMILY DAVIS** as **Executrix** of the estate of **FELIX LAWRENCE**, deceased, and I do further certify that **EMILY DAVIS** is still acting **Executrix** of the estate of **FELIX LAWRENCE** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 18th day of April, 2024.

JOSEPH P. DAY, Clerk

JOSEPH P. DAY CIRCUIT COURT CLERK

A. Auer D.C.

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

#

May 20, 2026

Shannon L. Crutcher
103 Forrest Crossing Blvd., Ste. 201A
Franklin, TN 37064

RE: Lawrence, Felix Richard Date of Death: 12/16/2023 SSN: xxx-xx-3142
Our File Number: 188394

Shannon L. Crutcher:

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