This Instrument Prepared by:
MARTIN A. KOOPERMAN
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

Karen Johnson Davidson County
Batch # 1438492 DEEDQC
06/26/2026 10:41:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260626-0057877

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE EXECUTOR OF THE ESTATE OF H. DELORES FRIEDMAN

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Frank G. Friedman 632 Harpeth Trace Drive Nashville, TN 37221	Same	118 05 0 143.00

H. DELORES FRIEDMAN died on November 5th, 2021 leaving a Will dated March 14th, 2016. The Will was admitted to probate December 10th, 2021 in the Probate Court for Davidson County, Tennessee, Docket No. 21P-2315. The Will named Frank G. Friedman to serve as the Executor. Frank G. Friedman has been appointed as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The TennCare Release has been received, a copy of which is attached as Exhibit A. The Executor, by signing this Quit Claim Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the Will of H. DELORES FRIEDMAN, Frank G. Friedman, Executor of the Estate of H. Delores Friedman quit claims and conveys to Frank G. Friedman all right, title and interest in the following described real estate in Davidson County, Tennessee:

TRACT 1: Being Lot No. 500 on the plan of Grandview Heights as of record in Book 161, pages 14 and 16, Register's Office for said country, described as follows:

Beginning on the easterly margin of Caldwell Avenue at the corner of Lots Nos. 409 and 500; thence with said Avenue southwardly 54.4 feet to the southerly line of said subdivision; thence with said line eastwardly 150.7 feet to the westerly line of the Parsonage lot, thence with same northwardly 30.4 feet to the northwest corner of said Parsonage lot; thence with the northerly line of said Parsonage lot eastwardly to the westerly margin of an alley; thence with said alley northwardly 60 feet, more or less, to the corner of Lots Nos. 499 and 500; thence with the dividing line between said two lots westwardly 160 feet to the beginning.

TRACT 2: Being Lot No. 23 on the Revised and Corrected Plat of Thompson and Ring's Subdivision of Edenwold Park as of record in Book 332, Page 29, Register's Office for sad County.

Said Lot No. 23 fronts 79 feet 3 inches on the easterly side of Caldwell, formerly Marshall Avenue, and runs back 150 feet on the southerly line and 150 feet more or less, on the northerly line to an alley, measuring 26 feet.

Being the same property conveyed to Harry F. Friedman by quitclaim deed from Friedman's, Inc. a Tennessee Corporation, of record in Instrument No, 20201016-0120927, Register's Office for Davidson County, Tennessee. The said Harry Friedman predeceased his wife, H. Delores Frriedman, on April 28th, 2021 and probating his estate in the Probate Court for Davidson County under Docket No. 21p-1245.The said H. Delores Friedman having died on November 5th, 2021 and probating her estate under Docket No. 21P-2315 and leaving the herein described property to her son, Frank G. Friedman.

THIS is improved property known as 2618 Grandview s Avenue, Nashville, TN 37211.

WITNESS my hand this 20th day of January, 2026.

Frank G. Friedman, Executor

FRANK G. FRIEDMAN
Executor of the Estate of H. DELORES FRIEDMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Executor, **FRANK G. FRIEDMAN**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he is the Executor of the **Estate of H. DELORES FRIEDMAN**, and that as such Executor, he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2026.

Martha A. Robertson

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of January, 2026.

Martha A. Robertson

NOTARY PUBLIC
My Commission Expires: 3/9/27

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY



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

March 17, 2022

Martin D. Kooperman
603 Woodland St.
Nashville, TN 37206

RE: Friedman, Delores Hackerman Date of Death: 11/5/2021 SSN: xxx-xx-0773
Our File Number: 60241

Martin D. Kooperman:

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 any 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, 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 when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit