Karen Johnson Davidson County
Batch# 1462295 DEEDQC
08/20/2026 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260820-0077564

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

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Aaron Brett Blackwell 101 Walton Trace South Hendersonville TN 37075	Same	052 14 0A 019.00

IN ORDER TO ADMINISTER THE ESTATE OF THOMAS R. BLACKWELL, the Executor, on behalf of such Estate, (collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto Aaron Brett Blackwell, his heirs, successors, and assigns, ("**Grantee**") 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. 19 of Pennington Villas Townhomes, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040811-0097169, Register's Office for Davidson County, Tennessee, together with the common elements.

Being the same property conveyed to Thomas Ray Blackwell from Lee V. Thompson and wife Rebecca P. Thompson, by Warranty Deed of record in Instrument No. 20170929-0099932 dated September 28, 2017, and recorded September 29, 2017, Register's Office for Davidson County, Tennessee.

Thomas R. Blackwell passed away on August 12, 2025. On December 11, 2025, Thomas R. Blackwell's probate estate (the "**Estate**") was opened in the Davidson County, Tennessee, Probate Court, Docket No. 25P-1812, and Steven Rice Blackwell was appointed as the Executor of the Estate. 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.

Affiant

SUBSCRIBED AND SWORN TO before me this 18th day of August, 2026.

Notary Public

My Commission Expires:

R. WHITNEY BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2027

This is improved property located at 2521 Pennington Bend, Unit 118, Nashville, TN 37214.

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.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 18th day of August, 2026.

Estate of Thomas R. Blackwell

Steven Rice Blackwell, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Steven Rice Blackwell, Executor of the Estate of Thomas R. Blackwell, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), the within named Grantor, and that in such capacity, such person, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Thomas R. Blackwell.

Witness my hand and official seal this 18th day of August, 2026.

NOTARY PUBLIC

My Commission Expires:

R. WHITNEY BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2027

EXHIBIT A

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
#

December 18, 2025

Whitney Boyd
1310 6th Ave. N
Nashville, TN 37208

RE: Blackwell, Sr., Thomas Ray Date of Death: 8/12/2025 SSN: xxx-xx-4514
Our File Number: 175970

Whitney Boyd:

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, R. Whitney Boyd, 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 August 18, 2026.

Date: 08/18/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 18, 2026.

Notary Public: Brandy Coleman

My Commission Expires:

