20260921008743 8
Karen Johnson Davidson County
Batch# 1475411 DEEDWARR
09/21/2026 10:28:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260921-0087438

ADMINISTRATOR'S DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Helga Eubanks

This transfer is tax-exempt under T.C.A. § 67-4-409(a)(1).

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 2026.

Notary Public (AFFIX SEAL)

DENALI NORTHUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/20/2029
RUTHERFORD COUNTY

My Commission Expires: 05/20/2029

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, La Vergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: NEW OWNER	MAP-PARCEL NUMBERS:
(NAME) Robyn Howse	(NAME) (Same)	58-11
(ADDRESS) 302 Woods Edge Dr., Apt A	(ADDRESS) (Same)	Parcel 120
(CITY) (STATE) (ZIP) Michigan City, IN 46360	(CITY) (STATE) (ZIP) (Same)	

KNOW ALL MEN BY THESE PRESENTS that Deborah Ann Howse (the "Decedent," also known as Deborah A. Howse) died intestate on August 21, 2025. Her estate is the subject of probate proceedings in the Probate Court for Davidson County, Tennessee, Case No. 26P147. Helga Eubanks (the "GRANTOR") was appointed Administrator of the Estate and is duly qualified to serve in that capacity. Robyn Howse, the adult daughter and sole heir of the Decedent, is entitled to receive all real and personal property of the Estate pursuant to the laws of intestate succession codified in T.C.A. § 31-2-104.

---------- [Space Below This Line For Recording Data] ----------

All debts of the Decedent have been paid. A copy of the TennCare Release is attached as *Exhibit A*. The Administrator by signing this Deed releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of T.C.A. §31-2-104, Helga Eubanks sells, transfer, and conveys to Robyn Howse, (the "GRANTEE") the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 160 on the plan of Royal Hills Section 2, of record in Plan Book 4660, Page 122, Register's Office for said County.
>
> Said Lot No. 160, which is a corner lot, fronts 81.58 feet on the northeasterly margin of Hodge Court, and front 80.00 feet on the southeasterly margin of Hodge Circle, said frontages being joined by a curve having a length of 34.96 feet, and extends back 167.85 feet on the northeasterly line and 148.27 feet on the southerly line to a point of intersection.
>
> BEING the same property conveyed to Robert A. Howse and wife, Deborah A. Howse, by Warranty Deed from John T. Drake and wife, Stella L. Drake, signed July 30, 1986 and recorded on August 1, 1986 at 4:17 PM, as Instrument #27543, of record in Book 6937, Page 586, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 201 Hodge Circle, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO any and all existing plat notes, conditions, restrictions and easements of record in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantee, 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 Administrator only, do covenant with the said GRANTEE, that I, as the Administrator only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

---------- [Space Below This Line For Recording Data] ----------

And I, as Administrator only, do further 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.

WITNESS MY HAND this 17th day of September, 2026.

ESTATE OF DEBORAH ANN HOWSE
BY HELGA EUBANKS, ADMINISTRATOR

ADMINISTRATOR: Helga Eubanks

STATE OF TENNESSEE)
) **ss**
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helga Eubanks, the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and 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.

Witness my hand and official seal this the 17th day of September, 2026.

DENALI NORTHUP STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/20/2029 RUTHERFORD COUNTY

NOTARY PUBLIC
My commission expires: 05/20/2029

---------- [Space Below This Line For Recording Data] ----------

TN Division of TennCare

EXHIBIT A

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 29, 2025

Charles R. Frazier
P.O. Box 1510
La Vergne, TN 37086

RE: Howse, Deborah Ann Date of Death: 8/21/2025 SSN: xxx-xx-4306
Our File Number: 171752

Charles R. Frazier:

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

EFILED 04/09/26 08:46 AM CASE NO. 26P147 Joseph P. Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: HELGA EUBANKS DOCKET NO: 26P147

It appearing to the Court that DEBORAH ANN HOWSE 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 HELGA EUBANKS, 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 April 8th, 2026 .

JOSEPH P. DAY, Clerk

_____ 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 HELGA EUBANKS as Administrator of the estate of DEBORAH ANN HOWSE, deceased, and I do further certify that HELGA EUBANKS 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 record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

JOSEPH P. DAY, Clerk

_____ D.C.

Certificate of Authenticity

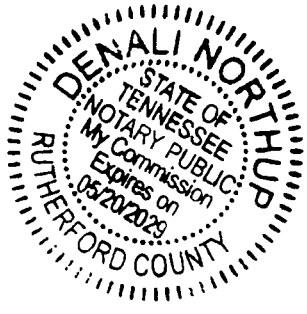
I, Lukeus Wingo, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 17, 2026.

Lukeus Wingo, Esq.
Dated: 9/17/2026

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 17th day of September 2026.

Notary Public



My Commission Expires: 05/20/2029