Karen Johnson Davidson County
Batch# 1483992 DEEDWARR
10/15/2026 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261015-0094554

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Michael R. Keels	Same as new owner	Map 043-06-0
524 Roosevelt Ave.		Parcel 201.00
Madison, Tennessee 37115		

EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS: In order to evidence and document for the public record the devise of the within property, I, **MICHAEL R. KEELS, Executor of the Estate of Florence L. Keels, Deceased, as Grantor,** by these presents convey to **MICHAEL R. KEELS, Grantee**, the within described property:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Madison Park, Section 3, as of record in Book 3500, page 104, Register's Office for said County.

Said Lot No. 96 fronts 82 feet on the southerly side of Roosevelt Avenue and extends back 140 feet on the easterly line and 139.09 feet on the westerly line to a line in the rear, on which it measures 72.95 feet.

Being the same property conveyed to Thomas Bailey Keels and wife Florence Lillian Keels, by warranty deed from Cumberland Builders, Inc. of record in Book 4084, Page 918, said Register's Office. Thomas Bailey Keels died on November 29, 2004, survived by his wife Florence Lillian Keels. Florence L. Keels, being the same person as Florence Lillian Keels, subsequently died on January 28, 2026, unmarried and testate. By her Will, she devised the within property to Michael R. Keels. Said Will was admitted to Probate, and Michael R. Keels appointed Executor, by an order entered February 26, 2026 by the Seventh Circuit Court for Davidson County, Tennessee.

A Tenncare release of Florence L. Keels is attached to this deed.

Improved property known as 524 Roosevelt Avenue, Madison, TN 37115.

Witness the signature of the said Executor this date: 8/5/2026

Michael R. Keels, as Executor
Estate of Florence L. Keels, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Michael R. Keels, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 8/5/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 5/12/2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this date: 8/5/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 5/12/2030

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 14, 2026

Daniel L. Wischhof
124 Long Hollow Pike
Goodlettsville, TN 37072

RE: Keels, Florence Date of Death: 1/28/2026 SSN: xxx-xx-0827
Our File Number: 200210

Daniel L. Wischhof:

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

No bene 2024

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 5TH day of AUGUST, 2026.

Date: 10-13-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13TH day of OCTOBER, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY