

Name and Address of New Owner:  
Home Improvement Specialists  
1283 Newton Lane  
Crossville, TN 38572

Send Tax Bills To:  
Home Improvement Specialists  
1283 Newton Lane  
Crossville, TN 38572

This Instrument Prepared By:  
Beth Ann Brown  
Encore Title & Closing Services  
55 East 1st Street  
Crossville, TN 38555

Map & Parcel No: 103-027.03

BK/PG: 1662/317-321

22018907

5 PGS:AL-DEED	
BATCH: 177667	
12/21/2022 - 02:17 PM	
VALUE	30000.00
MORTGAGE TAX	0.00
TRANSFER TAX	111.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	139.00
STATE OF TENNESSEE, CUMBERLAND COUNTY	
TREY KERLEY	
REGISTER OF DEEDS	

### WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Sharon A. Findley, surviving spouse of Terry L. Findley, date of death being January 25, 2010, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Home Improvement Specialists LLC, a Tennessee Limited Liability Company, "the Grantee," the following described real estate in Cumberland County, Tennessee:

All that certain tract or parcel of land, lying and being in the Fourth Civil District of Cumberland County, Tennessee, bounded and described as follows:

BEGINNING on a steel stake located in the Eastern R.O.W. of Eli Ford Road, said point being South-32 degrees- 30 minutes- West 30.00 feet from a steel stake which is the North-West corner of the Original tract of which this tract is a portion; thence leaving said road South-65 degrees-East 135.00 feet to a steel stake thence South- 32 degrees- 30 minutes-West 168.00 feet to a steel stake; thence North-65 degrees- West 135.00 feet to a steel stake which is located in the Eastern R O W. of Eli Ford Road, thence with said road R.O.W. North-32 degrees- 30 minutes- East 168.00 feet to the point of BEGINNING. Containing 0.516 acre more or less. The preceding described tract of land and acreage calculation were drawn up from data furnished to me by the owner and was not actually surveyed by O.D. Pugh, Jr., R.L.S. # 699 located at 107 Livingston Road, Crossville, Tennessee 38555 dated April 11, 2001. Job Number (99328-2).

Being the same property conveyed to Sharon A. Findley and her husband, Terry L.

Findley by Quitclaim Deed from Donald P. Findley, a single person of record in Book 1073, page 397, Register's Office for Cumberland County, Tennessee, dated April 16, 2001 and recorded on April 16, 2001. (Value or consideration shown in aforementioned deed \$0.00.)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of December, 2022.

*Sharon A. Findley by Keana Renee Meadows*  
 Sharon A. Findley by Keana Renee Meadows,  
 Attorney-In-Fact *Attorney in fact*

STATE OF TENNESSEE  
 COUNTY OF CUMBERLAND

On this 21st day of December, 2022, before me personally appeared Keana Renee Meadows, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of December, 2022.

*Elizabeth Brown*  
 Notary Signature  
 My commission expires: 07/06/25



**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE                     )  
    )  
 COUNTY OF CUMBERLAND                )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
 \_\_\_\_\_  
 (Affiant)

Sworn to and subscribed before me this  
 21st day of December, 2022.

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 07/06/25  
 File No. 22173





TENNESSEE DEPARTMENT OF HEALTH  
CERTIFICATE OF DEATHSTATE FILE  
NUMBER

1. DECEASED'S NAME (Print, Last, First, Middle) <b>Terry Lavern Findley</b>		2. SEX <b>Male</b>	3. DATE OF DEATH (Month, Day, Year) <b>January 25, 2010</b>
4. SOCIAL SECURITY NUMBER <b>12-345678</b>	5. AGE - LAST BIRTHDAY (Month, Day, Year) <b>62</b>	6. DATE OF BIRTH (Month, Day, Year) <b>Aug 25, 1947</b>	7. BIRTHPLACE (City and State or Foreign Country) <b>Crossville, Tennessee</b>
8. PLACE OF DEATH (Check only one) <input type="checkbox"/> Home <input type="checkbox"/> Hospital <input type="checkbox"/> Nursing Home <input type="checkbox"/> Other			
9. COUNTY OF DEATH <b>Cumberland</b>		10. CITY, TOWN, OR LOCATION OF DEATH <b>Crossville</b>	
11. DECEASED'S USUAL RESIDENCE (Print, give street and number) <b>10 Shotgun Road</b>		12. KIND OF BUSINESS/INDUSTRY <b>Construction</b>	
13. DECEASED'S USUAL OCCUPATION (Print, give street and number) <b>Carpenter</b>		14. STREET AND NUMBER OF USUAL RESIDENCE <b>10 Shotgun Road</b>	
15. DECEASED'S EDUCATION (Print, give street and number) <b>High School</b>		16. DECEASED'S MARITAL STATUS (Print, give street and number) <b>Married</b>	
17. SURVIVING SPOUSE (Print, give street and number) <b>Sharon Anita Potter</b>		18. DECEASED'S USUAL RESIDENCE (Print, give street and number) <b>Crossville</b>	
19. DECEASED'S USUAL RESIDENCE (Print, give street and number) <b>Crossville</b>		20. DECEASED'S USUAL RESIDENCE (Print, give street and number) <b>Crossville</b>	
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RFR PROCESSING UNIT  
310 GREAT CIRCLE RD., 3W  
NASHVILLE, TN 37243  
Phone: (615) 741-0636, Fax (615) 413-1941  
Email: [RFR.TENNCARE@TN.GOV](mailto:RFR.TENNCARE@TN.GOV)

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December 7, 2022

Encore Title & Closing Services  
55 E. First Street  
Crossville, TN 38555

RE: Findley, Terry Lavern Date of Death: 1/25/2010 SSN: xxx-xx-0345  
Our File Number: 84716

Encore Title & Closing Services:

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](mailto:estate.recovery@tn.gov). Please provide the Decedent's death certificate and copy of the trust when making such a request.

Sincerely,

TennCare RFR Processing Unit