This Instrument Prepared By:

JOE M. LAMBERT, JR.
ATTORNEY AT LAW
100 Public Square North, Suite 3
Shelbyville, TN 37160
(931) 684-9600

Information contained in this
Deed provided by the parties.

This Deed was prepared without the benefit of a title examination.

Tax Responsibility:

Helen Faye Owen - - Owner
1022 Maplewood Pl.
Nashville, TN 37216

Map 61-7, Parcel 241.00 NC

Bill Garrett Davidson County
Batch# 13561 DEEDQC
10/16/2017 08:23:02 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20171016-0105426

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, I, **RANDALL VESTER OWEN**, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my sister, **HELEN FAYE OWEN**, ***an unmarried person***, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land, lying and being in the Sixth (6th) Civil District of Davidson County, Tennessee, said property more particularly described as follows, to-wit:

Being Lot No. 60 on the Plan of I.C. McMahan's Subdivision of part of the Maplewood Lands as of record in Book 547, page 78, Register's Office for Davidson County.

Said Lot No. 60 fronts 100 feet on the southerly side of Maplewood Lane and extends back 294.5 feet on the easterly side and 295.9 feet on the westerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to William Thomas Owen and wife, Lavenia L. Owen, by deed from M. Hugo Smith and wife, Thelma W. Smith, of record in Book 118, Page 811, Register's Office for Davidson County, Tennessee.

BY WAY OF RECITAL, William Thomas Owen predeceased his wife, Lavenia L. Owen and she became the owner of the subject property as the surviving tenant by the entirety.

BY WAY OF FURTHER RECITAL, the said Lavenia L. Owen died intestate on October 20, 2004. She was survived by her two children, Randall Vester Owen and Helen Faye Owen, her only two heirs at law. Because the Estate of Lavenia L. Owen was never administered, an Affidavit of Heirship is attached hereto and

labeled Exhibit A. Additionally attached is a copy of the closing letter issued by the Tennessee Department of Revenue acknowledging that no tax is due which is labeled Exhibit B. Additionally, attached hereto is a Release of the Bureau of TennCare stating that the decedent owed no money to that agency. The release is labeled Exhibit C.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of October, 2017.

Randall Vester Owen
RANDALL VESTER OWEN

STATE OF TENNESSEE,
COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named RANDALL VESTER OWEN, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Shelbyville, Tennessee, this 9th day of October, 2017.

Stacy Lane
NOTARY PUBLIC

STACY LANE STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My Commission Expires: 11-16-20

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICH IS GREATER IS $-0-, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Randy Owen AKA
AFFIANT Randall Vester Owen

Subscribed and sworn to before me this the 9th day of October, 2017.

Stacy Lane
NOTARY PUBLIC OR REGISTER

STACY LANE STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My Commission Expires: 11-16-20

Exhibit A

THIS INSTRUMENT PREPARED BY:
JOE M. LAMBERT, JR., ESQ.
100 Public Square North, Ste. 3
Shelbyville, TN 37160
(931) 684-9600

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)

COUNTY OF BEDFORD)

Affiants, PHILLIP FARRAR and BETTY FARRAR, after being duly sworn, state as follows:

1. That they are adult citizens and residents of Shelbyville, Bedford County, Tennessee.

2. They both further state that they personally knew LAVENIA LOUISE OWEN, who was widowed at the date of her death.

3. That LAVENIA LOUISE OWEN died in Nashville, Davidson County, Tennessee, on the 20th day of October, 2004, by leaving her children, RANDALL VESTER OWEN and HELEN FAYE OWEN, her sole heirs at law.

4. This Affidavit of Heirship is freely given pursuant to *Tennessee Code Annotated* Section 30-2-712, to help establish and reflect the heirship with respect to any real or personal property owned by LAVENIA LOUISE OWEN in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee, described as follows:

> Being Lot No. 60 on the Plan of I.C. McMahan's Subdivision of part of the Maplewood Lands as of record in Book 547, page 78, Register's Office for Davidson County.

Said Lot No. 60 fronts 100 feet on the southerly side of Maplewood Lane and extends back 294.5 feet on the easterly side and 295.9 feet on the westerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to William Thomas Owen and wife, Lavenia L. Owen, by deed from M. Hugo Smith and wife, Thelma W. Smith, of record in Book 118, Page 811, Register's Office for Davidson County, Tennessee.

5. LAVENIA LOUISE OWEN died testate. All debts of LAVENIA LOUISE OWEN have been paid by her children, RANDALL VESTER OWEN and HELEN FAYE OWEN.

Phillip T. Farrar
PHILLIP FARRAR

Betty Farrar
BETTY FARRAR

STATE OF TENNESSEE)

COUNTY OF BEDFORD)

Personally appeared before the undersigned Notary Public in and for said State and County, the within named PHILLIP FARRAR and BETTY FARRAR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me this 11 day of August 2017, in Shelbyville, Bedford County, Tennessee.

Joe M. Lambert, Jr.
NOTARY PUBLIC

JOE M. LAMBERT, JR. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

My Commission Expires:
7/17/19

N0018901 9860744170816

Exhibit B

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

August 19, 2017

ESTATE OF LAVENIA L OWEN
ATTN: JOE M LAMBERT JR
100 PUBLIC SQ N STE 3
SHELBYVILLE TN 37160-3962

Account Type:	INHERIT TX
Account No.:	442196269
Date of Death:	October 20, 2004
County:	DAVIDSON
SSN:	XXX-XX-8266

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF LAVENIA L OWEN
ATTN: JOE M LAMBERT JR
100 PUBLIC SQ N STE 3
SHELBYVILLE, TN 37160-3962

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Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

Exhibit C

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

7/17/2017

JOE M. LAMBERT JR
LEGAL COUNSEL
100 PUBLIC SQUARE NORTH STE 3
SHELBYVILLE, TN 37160

RE: LAVENIA OWEN
Last Four Of SSN 8266

Dear JOE M. LAMBERT JR:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Jangela J. Howard