STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby declare that the actual consideration for this transfer is $ -0-.

Affiant

Sworn to and subscribed before me this 18th day of July, 2018.

NOTARY PUBLIC My commission expires: 11/08/2021

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2021

Map & Parcel No. 07207003800

Address of New Owner:
Paul Edward Ford, Jr.
1422 Kirkland Avenue
Nashville, TN 37216

Send Tax Notices To:
New Owner

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, PAUL EDWARD FORD, JR., sole heir at law of Paul Edward Ford, Sr., hereinafter referred to as Grantor, hereby quitclaims to PAUL EDWARD FORD, JR., an unmarried person, his heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

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

IN WITNESS WHEREOF, the said PAUL EDWARD FORD, JR., sole heir at law of Paul Edward Ford, Sr., has hereunto set his signature, on this, the 18th day of July, 2018.

Bill Garrett Davidson County
Batch# 119301 **DEEDQC**
07/23/2018 02:16:38 PM 7 pgs
Fees: $37.00 Taxes: $0.00

20180723-0071594

PAUL EDWARD FORD, JR.,
sole heir at law of Paul Edward Ford, Sr.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL EDWARD FORD, JR., 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 Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 18th day of July, 2018.

My commission expires: 11/08/2021

NOTARY PUBLIC

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2021

This Deed Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

When Recorded Return to:

Foundation Title and Escrow Series
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Exhibit "A": Legal Description

Being a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Map of L. A. Warren's Resubdivision of Block "C" of the R. M. Dudley's Subdivision, as of record in Book 843, page 102, in the Register's office for Davidson County, Tennessee.

Said lot fronts 50 feet on the north side of Kirkland Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Paul E. Ford and wife, Bobbie J. Ford, by Warranty Deed from Forrest W. Larkin and wife, Florence H. Larkin, dated June 26, 1956, and recorded June 28, 1956, at Book 2544, page 81, in the Register's Office for Davidson County, Tennessee.

Bobbie J. Ford died on June 26, 2007, leaving Paul E. Ford (Sr.) as surviving tenant by the entirety.

Paul E. Ford (Sr.) died intestate on December 12, 2011, leaving his only son, Paul E. Ford, Jr., as his sole heir at law, See Affidavits of Heirship executed by David Walker and Raymond Harris, attached hereto.

See Inheritance Tax Release from the Tennessee Department of Revenue, regarding Paul E. Ford, Sr., also attached.

This Instrument Prepared by and
When Recorded Return to:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT AS TO HEIRS OF PAUL E. FORD, SR.
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE

COUNTY OF Sumner

On this 21 day of May, 2018, before me personally appeared **David Walker**, to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 1422 Kirkland Avenue, Nashville, Davidson County, Tennessee 37216, and has been familiar with the family history of **Paul E. Ford, Sr.**, deceased, for 7 years, who was the owner of the following property:

See Exhibit "A."

And that said decedent died on the **12th day of December, 2011**, and that the place of residence and homestead, at the time of death, was as follows:

1422 Kirkland Avenue, Nashville, Davidson County,
Tennessee 37216

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise
Interested in the estate,

			NAME	ADDRESS
1.	a.	Surviving Spouse	NONE	
	b.	Children	**Paul E. Ford, Jr.**	1422 Kirkland Avenue Nashville, TN 37216
	c.	Children of deceased children	NONE	
	d.	Adopted children	NONE	
	e.	Children of deceased adopted children	NONE	

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children;
And that all of the above parties are over the age of eighteen

years; And said deceased did not leave a will;

And that the debts against said estate have been paid.

Affiant has made this affidavit to induce First American Title Insurance Company and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the purchase of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

FURTHER SAYETH AFFIANT NOT.

DAVID WALKER, Affiant

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named David Walker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 21 day of May, 2018.

My commission expires: **My Commission Expires August 17, 2020**

NOTARY PUBLIC

MANDI EDGERTON (SEAL) STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Sworn to and subscribed before me on this 21 day of May, 2018.

Notary Public
My Commission Expires: **My Commission Expires August 17, 2020**

MANDI EDGERTON (SEAL) STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This Instrument Prepared by and
When Recorded Return to:

J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT AS TO HEIRS OF PAUL E. FORD, SR.
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE

COUNTY OF Sumner

On this 21 day of May, 2018, before me personally appeared **Raymond Harris**, to me personally known or proven based on satisfactory evidence, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age, resides at 6202 Laredo Avenue, Nashville, Davidson County, Tennessee 37206, and has been familiar with the family history of **Paul E. Ford, Sr.**, deceased, for 7 years, who was the owner of the following property:

See Exhibit "A."

And that said decedent died on the **12th day of December, 2011**, and that the place of residence and homestead, at the time of death, was as follows:

1422 Kirkland Avenue, Nashville, Davidson County,
Tennessee 37216

And Affiant further states that said deceased left surviving the following persons, as heirs or persons otherwise
Interested in the estate,

			NAME	ADDRESS
1.	a.	Surviving Spouse	NONE	
	b.	Children	**Paul E. Ford, Jr.**	1422 Kirkland Avenue Nashville, TN 37216
	c.	Children of deceased children	NONE	
	d.	Adopted children	NONE	
	e.	Children of deceased adopted children	NONE	

And Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children;
And that all of the above parties are over the age of eighteen

years; And said deceased did not leave a will;

And that the debts against said estate have been paid.

Affiant has made this affidavit to induce First American Title Insurance Company and Foundation Title & Escrow Series, LLC to issue a policy of title insurance in connection with the purchase of the aforementioned property. Being so induced, they and their agents may and do rely upon the truthfulness of the statements made in this affidavit. Affiant affirms that all above statements are true and agrees to indemnify First American Title Insurance Company and Foundation Title & Escrow Series, LLC and their agents, and future owners of this property against any loss resulting from their relying on this information set forth herein.

FURTHER SAYETH AFFIANT NOT.

RAYMOND HARRIS, Affiant

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named Raymond Harris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he/ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 21 day of May, 2018.

My commission expires: **My Commission Expires August 17, 2020**

NOTARY PUBLIC

MANDI EDGERTON (SEAL) STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

Sworn to and subscribed before me on this 21 day of May, 2018.

Notary Public

My Commission Expires: **My Commission Expires August 17, 2020**

MANDI EDGERTON (SEAL) STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

N0006801 8020251180507

TENNESSEE DEPARTMENT OF REVENUE

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

ESTATE OF PAUL E FORD SR
ATTN: PAUL E FORD JR
1422 KIRKLAND AVE
NASHVILLE TN 37216-3219

May 10, 2018

Account Type:	INHERIT TX
Account No.:	442203312
Date of Death:	DECEMBER 11, 2011
County:	DAVIDSON
SSN:	XXX-XX-[redacted]

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 PAUL E FORD SR
ATTN: PAUL E FORD JR
1422 KIRKLAND AVE
NASHVILLE, TN 37216-3219

May 10, 2018

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Total:	$0.00