Karen Johnson Davidson County
Batch# 415345 DEEDWARR
06/16/2020 09:18:30 AM 7 pgs
Fees: $38.00 Taxes: $259.00
20200616-0061711

EXECUTOR'S DEED

ULYSSEIA J. YORK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2020.

Ulysseia J. York
Notary Public

My commission expires: 03/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cleveland D. Bain, Esq. West Nashville Law Group, PLLC
4800 Charlotte Avenue, Nashville, TN 37209

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Doss	**OWNER**	**Map 148.12 Parcel 061.00**
4220 Morgan Road		
Rockvale, 37153		

Paul Edward Ash died on March 31, 2019, leaving a will dated July 30, 2013, A copy of the death certificate is attached as Exhibit A. The Will was admitted to probate on May 23, 2019 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 19P883. Pauline Holt was appointed Executrix and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit B. The Executrix by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Last Will and Testament of Paul E. Ash, Pauline Holt hereby sells, transfer and conveys to Anthony Doss, in fee, the following described real property in Davidson county, Tennessee:

Being Lot No. 4 on the Plan of Hazelwood Subdivision, Section II, as of record in Book 3106, page 97.

Said Lot No. 4 fronts 88.67 feet on the southerly side of Richards Road and runs back between lines measuring 228.97 feet on the westerly line and 184 feet on the easterly line, to a dead line in the rear on which it measures 99.65 feet.

Being the same property conveyed to Paul E. Ash and wife, Carolyn L. Ash from James Richard Kieffer and wife, Patricia Adams Kieffer, by deed of record in Book 4903, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a lien in favor of the Grantor, Carolyn L. Ash, in the original principal amount of Four Thousand, Five Hundred Dollars $(4,500.00) pursuant to the terms of the Marital Dissolution Agreement incorporated into the Final Decree of Divorce in the case styled Paul

Edward Ash vs. Carolyn Lorraine Ash, No: 91D-3467, Fourth Circuit Court for Davidson County, Tennessee.

This being the same property conveyed to Paul E. Ash by Carolyn L. Ash by quitclaim deed of record in Book 9033, Page 256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1370, page 323, Register's Office for Davidson County, Tennessee.

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

No survey, title examination, and no title insurance has been made or acquired in this transfer.

This is improved property, known as: 849 Richards Road, Antioch, TN 37013

Witness my/our hand(s) this 2nd day of June, 2020.

Pauline Holt Executrix

Pauline Holt, Executrix of the
Estate of Paul E. Ash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAULINE HOLT,** the EXECUTRIX of the ESTATE of PAUL E. ASH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd of June, 2020.

Ulysseia J. York

Notary Public

My Commission Expires: 03/06/20

ULYSSEIA J. YORK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 017363

DECEDENT

TYPE, PRINT OR PERMANENT BLACK INK

1. DECEDENT'S LEGAL NAME					2. SEX	3. DATE OF DEATH
PAUL EDWARD ASH					MALE	03/31/2019

4. TIME OF DEATH (Approx.)	5a. AGE	5b. UNDER 1 YEAR: Months	Days	5c. UNDER 1 DAY: Hours	Minutes	6. DATE OF BIRTH	7. BIRTHPLACE
17:12	82					06/21/1936	NASHVILLE TN

8a. PLACE OF DEATH: INPATIENT

8b. FACILITY NAME	8c. CITY OR TOWN	8d. COUNTY OF DEATH
SOUTHERN HILLS MEDICAL CENTER	NASHVILLE	DAVIDSON

9. MARITAL STATUS	10. SURVIVING SPOUSE (name prior to first marriage)	11a. DECEDENT'S USUAL OCCUPATION	11b. KIND OF BUSINESS/INDUSTRY
DIVORCED		NAVY	MILITARY

12. SOCIAL SECURITY NUMBER	13a. RESIDENCE-STATE OR FOREIGN COUNTRY	13b. COUNTY	13c. CITY OR TOWN
414-52-4423	TENNESSEE	DAVIDSON	ANTIOCH

13d. STREET AND NUMBER	13e. INSIDE CITY LIMITS?	13f. ZIP CODE	14. WAS DECEDENT EVER IN US ARMED FORCES?
849 RICHARDS RD	YES	37013	YES

15. DECEDENT'S EDUCATION	16. DECEDENT OF HISPANIC ORIGIN?	17. DECEDENT'S RACE
HIGH SCHOOL GRADUATE OR GED COMPLETED	NO, NOT SPANISH/HISPANIC/LATINO	WHITE

PARENTS

18. FATHER'S NAME	19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE
WILLIAM ASH	KATHLEEN CLAY

20a. INFORMANT'S NAME	20b. RELATIONSHIP TO DECEDENT	20c. MAILING ADDRESS
POLLY HOLT	SISTER	562 ROSEDALE AVE, NASHVILLE TN 37211

DISPOSITION

21a. METHOD OF DISPOSITION	21b. PLACE OF DISPOSITION	21c. LOCATION
CREMATION	ELLIS FUNERAL HOME CREMATORY	NASHVILLE TN

22a. SIGNATURE OF FUNERAL DIRECTOR	22b. LICENSE NUMBER	22c. SIGNATURE OF EMBALMER	22d. LICENSE NUMBER
▶ /s/ STEPHANIE WORKING	6115	▶	

23a. NAME AND ADDRESS OF FUNERAL HOME	23b. LICENSE NUMBER
ELLIS FUNERAL HOME AND CREMATION SERVICE, 2627 NOLENSVILLE PIKE, NASHVILLE TN 37211-2216	775

REGISTRAR

24. REGISTRAR'S SIGNATURE	25. DATE FILED
▶ /s/ EDWARD G. BISHOP III	04/01/2019

CERTIFIER

26. CERTIFIER

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS

27a. CERTIFIER	27b. LICENSE NUMBER	27c. DATE SIGNED
▶ /s/ THOMAS CERVONE	3443	04/01/2019

27d. NAME AND ADDRESS: THOMAS CERVONE 391 WALLACE ROAD, NASHVILLE TN 37211

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS, DISEASES, INJURIES, OR COMPLICATIONS THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. CONGESTIVE HEART FAILURE	
Sequentially list conditions, if any, leading to the cause listed on line a.	DUE TO (OR A CONSEQUENCE OF): b. AORTIC STENOSIS	
UNDERLYING CAUSE (if any) (Disease or injury that initiated the events resulting in death) LAST	DUE TO (OR A CONSEQUENCE OF): c.	
	DUE TO (OR A CONSEQUENCE OF): d.	

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

ACUTE KIDNEY INJURY ON CHRONIC KIDNEY DISEASE STAGE III, ATRIAL FIBRILLATION, CARDIOGENIC SHOCK

29a. WAS AN AUTOPSY PERFORMED? NO

29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH	31. DID TOBACCO USE CONTRIBUTE TO DEATH?	32. IF FEMALE
NATURAL	NO	N/A

33. IF TRANSPORTATION INJURY, SPECIFY	34a. DATE OF INJURY	34b. TIME OF INJURY	34c. INJURY AT WORK?	34d. PLACE OF INJURY

34e. DESCRIBE HOW INJURY OCCURRED	34f. LOCATION OF INJURY

TN-VSU-Rev. 8/2017 RDA 10012

11032157

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

APR 0 2 2019

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

1 1 0 3 2 1 5 7
Date Issued

CERTIFICATION OF VITAL RECORD

202006160061711

EXHIBIT B

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

5/26/2020

CLEVELAND BAIN
LEGAL COUNSEL
4800 CHARLOTTE AVE
NASHVILLE, TN 37209

RE: PAUL ASH
Last Four Of SSN 4423

Dear CLEVELAND BAIN:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

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

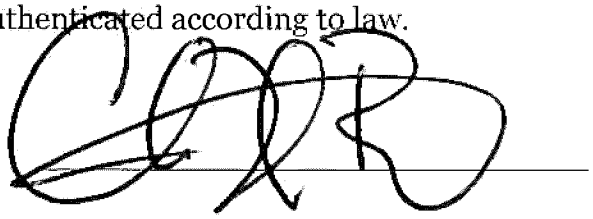
Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Jangela J. Howard

ELECTRONIC FILING CERTIFICATION

I, Cleveland D. Bain, West Nashville Law Group, PLLC ,do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



COUNTY OF DAVIDSON)
STATE OF TENNESSEE)

On this the 2nd day of June, 2020, before me, a Notary Public, in and for the aforesaid state and county, personally appeared CLEVELAND D. BAIN, to me known to be the person described in and who executed the foregoing Electronic Filing Certification, and acknowledged that he executed the same as his free act and deed.



NOTARY PUBLIC

My Commission Expires: May 6, 2024

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision.

