QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ben Ed Paul, Jr. Lisa Brown Susan Renee Paul 1442 Georgetown Lane Murfreesboro, TN 37129	Ben Ed Paul, Jr. 2306 Avenal Court Murfreesboro, TN 37129	Map: 183 Parcels: 14 & 15

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney
7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.)

Lisa Brown)
LISA BROWN, Trustee,)
Affiant)

Subscribed and sworn to before me,)
this 3 day of August, 2020)

Elizabeth L. Adams)
NOTARY PUBLIC)
My Commission Expires: Mar. 19, 2024)

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 462060 DEEDQC
08/24/2020 09:00:54 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20200824-0094992

In accordance with the provisions of THE BEN ED PAUL LIVING TRUST, dated August 2, 1996, LISA BROWN, TRUSTEE, Grantor, quitclaims and conveys to Ben Ed Paul, Jr., Lisa Brown, and Susan Renee Paul, Grantee, as tenants in common, all right, title and interest in the following described real estate in Davidson County, Tennessee:

BEGINNING at an iron pin the northern margin of Twin Oaks Lane, the southwest corner of this tract and the southwest corner of E. C. Crouch property (Deed Book 8955, page 685) and running thence N 6 degrees 24 minutes 32 seconds, E, 449.35 feet to a pipe; thence S 84 degrees 12 minutes 48 seconds E, 257.08 feet to an iron pin; thence N 6 degrees 8 minutes 42 seconds E, 200.10 feet to an iron pin; thence S 5 degrees 34 minutes 50 seconds W, 641.23 feet to an iron pin in the center line of old lane; thence 84 degrees 47 minutes 35 seconds, W 45.23 feet to an iron pin; thence N 73 degrees 26 minutes 37 seconds, W 85.92 feet to an iron pin; thence 88 degrees 54 minutes 49 seconds W, 68.61 feet to an

iron pin on the northerly margin of Twin Oaks Lane; thence along the northerly margin of Twin Oaks Lane along a curve, a total distance of 100.89 feet to the beginning, and containing 7.998 acres, according to survey dated November 11, 1996, of Galyon W. Northcutt, Registered Land Surveyor #1529.

Being the same property subject of the AFFIDAVIT OF INHERITANCE - REAL PROPERTY whereby a One Hundred Percent (100%) Interest in said property vested in THE BEN ED PAUL LIVING TRUST, dated August 2, 1996, of record in Instrument Number: 20200824-0094991, Register's Office for Davidson County, Tennessee.

A copy of the Certification of Trust is attached as Exhibit A.

This is improved property known as 4011 Twin Oaks Lane, Antioch, Tennessee 37013.

IN WITNESS WHEREOF the undersigned has executed this instrument this the 3 day of August, 2020.

Lisa Brown

LISA BROWN, TRUSTEE
Affiant

Subscribed and sworn to before me this
the 3 day of August, 2020.

Elizabeth L. Adams

Notary Public

My Commission Expires: Mar 19, 2023

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BEN ED PAUL, JR. consents to this conveyance.

IN WITNESS WHEREOF the undersigned has executed this instrument this the 3 day of August, 2020.

BEN ED PAUL, JR.,
Affiant

Subscribed and sworn to before me this
the 3 day of August, 2020.

Notary Public

My Commission Expires: Mar. 19, 2023

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUSAN RENEE PAUL consents to this conveyance.

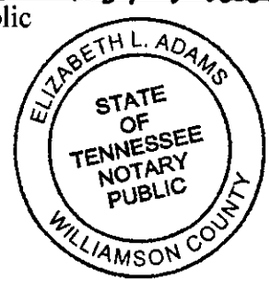
IN WITNESS WHEREOF the undersigned has executed this instrument this the 3 day of August, 2020.

Susan Renee Paul
SUSAN RENEE PAUL

Subscribed and sworn to before me this
the 3 day of August, 2020.

Elizabeth L. Adams
Notary Public

My Commission Expires: Mar. 19, 2023



[redacted]

FILED
1110 AM-PM
AUG 26 2019
MYRA D. MAFA
Clerk & Master

CERTIFICATION OF TRUST

The following trust is the subject of this certification:

BEN ED PAUL LIVING TRUST,

dated August 2, 1996,

BEN ED PAUL, Settlor,

LISA BROWN, Trustee.

1. Said trust is in full force and effect on the date of this certification;
2. BEN ED PAUL died on July 19, 2019;
3. WANDA JEAN PAUL died on June 8, 2008;
4. LISA BROWN is formerly known as LISA ANN P. NELSON:
5. Said Trustee was appointed by unanimous decision of the beneficiaries of the trust, per the terms of the BEN ED PAUL LIVING TRUST;
6. Said trust gives the Trustee very broad management and investment powers;
7. Said trust is irrevocable as of the day of Settlor's death;
8. The trust identification number is _____;
9. All trust assets should be titled to: LISA BROWN, AS TRUSTEE OF THE BEN ED PAUL LIVING TRUST, dated August 2, 1996;
10. To the best of the Trustee's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certification of trust to be incorrect;
11. The Trustee of the trust wishes to keep the specific trust provisions confidential, as they are of a personal nature;
12. The signatures listed below are the acting Trustee of the BEN ED PAUL LIVING TRUST and the income beneficiaries of the Trust. All declare that the foregoing statements are true and correct, under penalty of perjury.

This Certification of Trust of the BEN ED PAUL LIVING TRUST, dated August 2, 1996, is dated this the 13th day of August, 2019.

BEN ED PAUL, JR.,
Beneficiary

LISA BROWN,
Trustee

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BEN ED PAUL, JR.**, 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 purpose therein contained.

Witnessed my hand this 13th day of August, 2019.

Brenda Walker
Notary Public

My Commission Expires: 2-17-2020.

BRENDA WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

This Certification of Trust of the BEN ED PAUL LIVING TRUST, dated August 2, 1996, is dated this the 14th day of August, 2019.

Susan Renee Paul

SUSAN RENEE PAUL,
Beneficiary

Lisa Brown

LISA BROWN,
Trustee

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SUAN RENEE PAUL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witnessed my hand this 14th day of August, 2019.

Brenda Walker
Notary Public

My Commission Expires: 2-17-2020.

BRENDA WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This instrument prepared by:

Elizabeth L. Adams
The Adams Law Firm, P.C.
7100 Hardwood Lane
College Grove, TN 37046
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Email: eadams@adamslaw-tn.com