QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is inheritance.
Subscribed and sworn to before me on this 11th day of December, 2020.

RYAN DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Notary Public
My Commission Expires: March 8, 2022

Karen Johnson Davidson County
Batch# 535146 DEEDQC
12/16/2020 09:28:58 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20201216-0148375

NEW OWNER:
Ralph D. Erickson, Jr.
2108 Ransom Place
Nashville, TN 37217

SEND TAX BILLS TO:
Ralph D. Erickson, Jr.
2108 Ransom Place
Nashville, TN 37217

MAP-PARCEL NUMBERS
135-14-0-B

Decedent, Ralph Delore Erickson, Sr., ("Decedent") died on March 30, 2019, in Davidson County, Tennessee, leaving a Last Will and Testament executed on June 15, 2000, with a First Codicil executed on July 25, 2000. The Will was admitted to probate in Davidson County, Tennessee in the matter of the *Estate of Ralph Delore Erickson, Sr.*, Case Number 20P1571. There is no TennCare lien owed to the State, and a copy of the TennCare Release is herein attached as Exhibit A. Decedent's spouse, Betty Jean Erickson, died on November 4, 2017, and a copy of her death certificate is attached herein as Exhibit B. The Executor, by signing this Deed, releases any rights the estate may have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Last Will & Testament and First Codicil of Ralph Delore Erickson, Sr., Ellen Kathleen Bullock as Executor of the Estate of Ralph Delore Erickson, Sr., hereinafter referred to as "Grantor", does hereby transfer and convey to Grantee, Ralph Delore Erickson, Jr., hereinafter referred to as "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Ransom Place, Section Two, Phase Two, a Planned Unit Development, as of record in Book 7900, Page 526, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

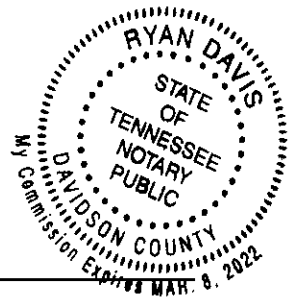
Being the same property conveyed to Ralph D. Erickson, Sr., and spouse Betty Jean Erickson, by Warranty Deed from Julie A. Gipson and spouse, James D. Gipson, of record in Book 10649, Page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Ransom Place, Phase One, of record in Book 7867, Page 81, and as amended in Book 7885, Page 868, in Book 7947, Page 436, in Book 8070, Page 555, in Book 8424, Page 414, in Book 8505, Page 235, in Book 8550, Page 764, in Book 8707, Page 86, and made applicable to Phase 2, Section 2, in Book 8846, Page 184, and further amended in Book 10421, Page 358, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed on behalf of the Estate of Ralph D. Erickson, Sr., and spouse Betty Jean Erickson, pursuant to Ellen Kathleen Bullock being decreed as the Executor of the Last Will and Testament and First Codicil of the Decedent, Ralph Delore Erickson, Sr., on the 9th day of October, 2020, and being filed for record simultaneously herewith.

This is improved property known as 2108 Ransom Place, Nashville, TN 37217.

WITNESS MY HAND on this the 11th day of December, 2020.



ELLEN KATHLEEN BULLOCK
Executor of the Estate of Ralph Delore Erickson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLEN KATHLEEN BULLOCK, Executor of the Ralph Delore Erickson, Sr., with whom I am personally acquainted, and who acknowledged that she executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 11th day of December, 2020.

NOTARY PUBLIC
My Commission Expires: March 8, 2022

Document Prepared By:
Ryan C. Davis, Attorney
1224 2nd Avenue South, Suite 102
Nashville, TN 37210
615.649.0110 (telephone)
ryan@ryancdavislaw.com

TN Division of TennCare

STATE OF TENNESSEE
DIVISION OF TENNCARE
310 GREAT CIRCLE ROAD, 4TH FLOOR
NASHVILLE, TENNESSEE 37243
Phone# 866-389-8444 / Fax# 615-413-1941

11/9/2020

ELLEN BULLOCK
REPRESENTATIVE
845 BELTON DR
NASHVILLE, TN 37217

RE: RALPH ERICKSON SR
Last Four Of SSN 2083

Dear ELLEN BULLOCK:

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,

Tangela J. Howard

Tangela Howard
Supervisor



STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 018312

DECEDENT

TYPE OR PRINT IN PERMANENT BLACK INK

1. DECEDENT'S LEGAL NAME: RALPH DELORE ERICKSON, SR						2. SEX: MALE	3. DATE OF DEATH: 03/30/2019
4. TIME OF DEATH (24 hour): 06:19 PM	5a. AGE: 93	5b. UNDER 1 YEAR: Months / Days		5c. UNDER 1 DAY: Hours / Minutes		6. DATE OF BIRTH: 01/17/1926	7. BIRTHPLACE: CAMBRIDGE, MN
8a. PLACE OF DEATH: NURSING HOME/LONG TERM CARE							
8b. FACILITY NAME: NHC THE TRACE - NASHVILLE			8c. CITY OR TOWN: NASHVILLE				8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: WIDOWED	10. SURVIVING SPOUSE (name prior to first marriage)		11a. DECEDENT'S USUAL OCCUPATION: MINISTER OF MUSIC				11b. KIND OF BUSINESS/INDUSTRY: MUSIC
12. SOCIAL SECURITY NUMBER: -2063	13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE		13b. COUNTY: DAVIDSON		13c. CITY OR TOWN: NASHVILLE		
13d. STREET AND NUMBER: 845 BELTON DRIVE		13e. INSIDE CITY LIMITS?: YES	13f. ZIP CODE: 37205		14. WAS DECEDENT EVER IN US ARMED FORCES?: YES		
15. DECEDENT'S EDUCATION: MASTER'S DEGREE	16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO		17. DECEDENT'S RACE: WHITE				

PARENTS

18. FATHER'S NAME: GUSTAV ERICKSON	19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: HANNAH OLSON	
20a. INFORMANT'S NAME: ELLEN KATHLEEN BULLOCK	20b. RELATIONSHIP TO DECEDENT: DAUGHTER	20c. MAILING ADDRESS: 845 BELTON DRIVE, NASHVILLE, TN 37205

DISPOSITION

21a. METHOD OF DISPOSITION: CREMATION	21b. PLACE OF DISPOSITION: WEST HARPETH CREMATORY	21c. LOCATION: NASHVILLE, TN	
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ JUSTIN MARSHALL	22b. LICENSE NUMBER: 6268	22c. SIGNATURE OF EMBALMER	22d. LICENSE NUMBER
23a. NAME AND ADDRESS OF FUNERAL HOME: HARPETH HILLS MEMORY GARDENS, FUNERAL HOME AND CREMATION CENTER, 9090 HIGHWAY 100, NASHVILLE, TN 37221-0242			23b. LICENSE NUMBER: 649

REGISTRAR

24. REGISTRAR'S SIGNATURE: /s/ EDWARD G. BISHOP III	25. DATE FILED: 04/05/2019

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: /s/ ALEX SLANDZICKI	27b. LICENSE NUMBER: 030229	27c. DATE SIGNED: 04/04/2019
27d. NAME AND ADDRESS: ALEX SLANDZICKI 4323 CAROTHERS PARKWAY SUITE 505, FRANKLIN, TN 37067		

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). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. SENILE DEGENERATION OF THE BRAIN	
	DUE TO (OR A CONSEQUENCE OF) b.	
	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

29a. WAS AN AUTOPSY PERFORMED?: NO
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

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

PH-1659 (Rev. 6/2017) RDA 10112

11033376

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 5 2019

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

Edward G. Bishop III
State Registrar

1 1 0 3 3 3 7 6
Date Issued

CERTIFICATION OF VITAL RECORD