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Abandoned Vehicles - A message from CarTitles.com -

abandoned adjective

abandoned | \ə-ˈbān-dənd \

Definition of abandoned

1a : left without needed protection, care, or support

1b : left by the owner

Millions of vehicles are abandoned each year in the United States. Many larger cities process close to 1000 abandoned vehicles per day. Many of these vehicles are capable of becoming usable transportation if only the title paperwork can be resolved. Each of these is an opportunity to obtain a vehicle which would otherwise become scrap.

Each state has a legal process for handling the ownership transfer of an abandoned vehicle. As with any government process, the steps need to be followed carefully and exactly in order to be successful.

The states various processes can involve sending certified letters to owners, running ads in the newspaper, contacting the DMV, or notifying a towing company. In many cases the process can also vary by the municipality of value of the vehicle.

By following the instructions and using the forms provided in this book that are applicable to your scenario, you can apply for a new title to be issued into your name for the vehicle you have aquired.

www.cartitles.com

Tennessee Lease to Own Agreement

This Lease to Own Agreement (hereinafter known as "Option to Purchase Agreement") is made on _____ [month, day, year] between _____ (the "Seller/Landlord") and _____ (the "Buyer/Tenant") Hereinafter known as the "Parties".

WHEREAS, Seller/Landlord is the fee owner of certain real property being, lying and situated in _____ County, _____, Tennessee such real property having a street address of _____ (the "Property").

WHEREAS, Seller/Landlord and Buyer/Tenant have together executed a prior lease agreement, the subject of which is the aforementioned Property (the "Lease Agreement").

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller/ Landlord hereby grants to Buyer/Tenant an exclusive option to purchase the aforementioned "Property."

The parties hereto hereby agree as follows:

I. OPTION TERM. The option to purchase period commences on _____ [month, day, year] and expires at 11:59 PM _____ [month, day, year].

II. OPTION CONSIDERATION. As consideration for this Option to Purchase Agreement, the Buyer/ Tenant shall pay the Seller/Landlord a non-refundable fee of _____ Dollars (\$ _____), receipt of which is hereby acknowledged by the Seller/Landlord. This amount shall be credited to the purchase price at closing if the Buyer/Tenant timely exercises the option to purchase, provided that the Buyer/Tenant: (a) is not in default of the Lease Agreement, and (b) closes the conveyance of the Property. The Seller/Landlord shall not refund the fee if the Buyer/Tenant defaults in the Lease Agreement, fails to close the conveyance, or otherwise does not exercise the option to purchase.

III. PERIODIC PAYMENTS. Tenant shall pay Landlord the annual rent of _____ Dollars (\$ _____) during said term, in monthly payments of _____ Dollars (\$ _____), each payable monthly on the _____ day of each month in advance at such place as we may from time to time specify by written notice to you. Tenant shall pay a security deposit of _____ Dollars (\$ _____) to be returned upon termination of this Lease and the payment of all rents due and performance of all other obligations.

IV. PURCHASE PRICE. The total purchase price for the Property is _____ Dollars (\$ _____). Provided that the Buyer/Tenant timely executes the option to purchase, is not in default of the Lease Agreement, and closes the conveyance of the Property, the Seller/Landlord shall credit towards the purchase price at closing the sum of _____ Dollars (\$ _____), from each monthly lease payment that the Buyer/Tenant timely made. However, the Buyer/Tenant shall receive no credit at closing for any monthly lease payment that the Seller/ Landlord received after the due date specified in the Lease Agreement.

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Making a will legally binding. Is a will a legally binding document. Is a handwritten will legally binding. Can you make a legally binding will online.

Note: Your initial answers are saved automatically when you preview your document. This screen can be used to save additional copies of your answers. Check to hide this tip in the future. Writing a will is perhaps the most important step in the estate planning process, but roughly 67% of American adults reported not having a will in 2021. The primary purpose of making a will is to choose beneficiaries to receive all of your assets. Your beneficiaries may be family members or loved ones, or an organization such as a nonprofit. You'll also choose an executor, someone whose job is to carry out the wishes listed in the will. In this guide, we'll cover how to make a will and highlight how to change one, along with common mistakes to avoid in the process. You can also view the infographic below to see more about the steps involved. Creating a Will, Step-by-Step Creating a will is a crucial step toward forming an estate plan that accounts for your wishes. If you pass away without a will, you're considered intestate, which means state laws will determine how your assets are distributed by the probate court. Having a will in place allows you to decide who will receive your assets, which can help reduce time, cost, and conflict in probate court. To ease the burden on your family and loved ones, consider writing a will promptly. The nine steps below will help you get started. Choose an Executor Make Detailed Property Records Decide Your Beneficiaries Appoint Guardians for Minor Children Make a Plan for Your Pets Protect Your Digital Legacy Put Your Will on Paper Change or Update Your Will as Needed Abide by Your State's Estate Laws 1. Choose an Executor The executor, or personal representative, is the person who will be in charge of handling your estate. This should be someone you trust and who is responsible and organized—administering an estate involves a lot of paperwork. You should talk to this person ahead of time to be sure they are willing to accept the role. Let them know where to find important documents, such as your will, insurance policies, and passwords for online accounts. 2. Make Records of Your Property, Including Debt A will can cover any real and personal property of the testator, so make a comprehensive list to work from while you decide who gets what. Real property includes: Houses, land, and other immovable objects Personal property includes: Bank accounts, stocks, jewelry, family heirlooms, and other items Remember that you can only bequeath what you own, so if you own something jointly, you can only give away your share. For example, if you own a vacation home with your best friend, you can only give away your share of the ownership in your will. Any debt you have will carry on to beneficiaries if they're not covered by your remaining assets. Debt includes: Mortgages, credit cards, car loans, student loans, tax debts, personal debts, and medical bills Make sure your beneficiaries are aware of your debt standing so they can make plans to mitigate these debts. 3. Choose Your Beneficiaries Beneficiaries are the people who will inherit your real and personal property according to your will. You should also name alternate beneficiaries in case your primary beneficiaries pass away before you. 4. Consider What Will Happen to Your Children When a parent passes away, the other parent usually gets custody of the minor children, but if the other parent has passed away or lacks capacity then it's important to nominate someone to step in. Think about who you would want to raise your children should something happen to you and the other parent. List legal guardians for any minor children (under 18). Consider listing a second choice for guardianship, should your top choice be unable to assume the responsibility. Because of the responsibility this position can entail, it's crucial to talk to your chosen guardian(s) to be sure they will agree to step in and take care of your children. 5. Make Sure Your Pets Have a Home For many people, pets are members of the family, but under the law, they are personal property. In your will, you can include a provision detailing who should take responsibility for your pets, as well as any special care instructions. Just as with any guardians for minor children, you should speak with your chosen pet guardians ahead of time to make sure they are willing to take in your furry, scaled, or feathered family members. 6. Protect Your Digital Legacy It's important to consider what you would like to happen to your social media, important accounts you use, and websites you maintain once you're gone. Be sure that you share any relevant login information, such as passwords or security questions, with the appropriate people. A password manager can keep your sensitive information in one place, making it easier to transfer hands. You might also need to include your digital legacy to your plan. PIN for the people you choose to access these accounts. Some sites, such as Facebook, have built-in provisions for handling your page after you're gone, and you can select your preferences now. But you should still also make your wishes known in your will so that your executor or other loved ones can take care of your digital legacy to your liking. 7. Put It on Paper Here are two tips to help you write your will. Be specific: Don't leave it up to chance for readers to interpret your will as you wish. Use clear language and exact names when deciding who gets what. Be realistic: Know which tangible assets, like artwork or furniture, you can bequeath to specific people to avoid conflicts about splitting things equally. 8. Change or Update Your Will as Needed If you need to make changes to your will, you can amend it by adding a codicil that bears your signature and any relevant witness signatures. If this is the route you choose, be sure to collect any outstanding copies of old wills so they won't conflict with your new copy. Is a LegalZoom Will Adequate for Your Needs? Wills are among the simplest legal documents. Whether or not a will is wholly adequate for your estate planning needs depends on your circumstances. If you're unsure what you need to protect your family, consult a lawyer. Our Estate Planning bundle comes with a year of advice from independent attorneys in our network. The most important thing is that you don't neglect planning your estate: Protect your loved ones and make sure your assets are distributed according to your wishes. Compare LegalZoom's different kinds of estate planning products. Always the completely free way to make your will. Start Your Will Free! Browse Documents Start Your Will We use some essential cookies to make this website work. We'd like to set additional cookies to understand how you use GOV.UK, remember your settings and improve government services. We also use cookies set by other sites to help us deliver content from their services. You should consider making a Will whether you are young or old. If you have a family to look after, or if you own a property or other valuable assets. If you die intestate, that is if you don't have a proper Will in place, then your money and personal property might not be distributed in the way you intend. Making a Will gives you peace of mind and confidence that: minor children (under 18) will be looked after, emotionally and financially family disputes over the distribution of your assets will be avoided the people you trust to sort out your affairs after your death can do so that your money and possessions will be left to the people you want, even when there are complicated situations such as poor health, divorce and financial problems Our comprehensive service Net Lawman provides both last Will and testament templates that you can download and edit on your computer, and a quick online service where you tell us your wishes by answering simple questions in our questionnaire, and our software writes your Will immediately for you. If you would like peace of mind that your wishes will be carried out, we can arrange for a Will writer to review your Will made through our online service. What our Wills cover Our Wills include the following provisions, as far as each is needed: Revocation of previous Wills Your last Will and testament by definition is the most recent. However, the first lines of any Will usually revoke (cancel) any previous Wills you might have made. Appointment of executors An executor is a personal representative who carries out your wishes in your Will. In your Will, you can nominate up to four people to work together as your executors. They are appointed through the process of obtaining a grant of probate when you die. We also allow you to nominate alternatives if your first choices are unable or unwilling to take up the position. Appointment of Guardians for your children under 18 years For detailed information about choosing guardians with parental responsibility for your children, we recommend that you read our article on providing for later generations. Gifts of money and possessions (legacies and bequests) to individuals You can make as many gifts to individuals as you like. These may include real and personal property, money in bank accounts, or other assets including digital assets. When you give specific gifts, they are deemed to be free of tax. That means if tax is due on your estate, it is paid using the money and assets that you have not already given away (your 'residual estate'). So you need to make sure that you do not accidentally deprive those closest to you by making too large gifts to less important people. If you make a gift of real property, such as your house or a piece of land, you should make sure that you own it outright, or as a 'tenant in common'. If you own the real property with co-owners as a 'joint tenant', then it will automatically pass to them. You can read more about this here. Gifts to charities In law, a charity is simply another person. So just as you can leave a gift of money to a family relative, you can leave a gift to any charity. Options for giving gifts to minors If a beneficiary is under 18 when you die, then the law automatically places his or her gift in trust until he or she reaches 18. For small gifts, especially to minors who are not your own, you may want to avoid the administrative burden that managing a trust would place on your executors, and give the gift to the parents instead, either to keep on behalf of the child or to use as they choose (for the child). Options for leaving the residual estate In most templates, you can choose to leave everything to one person everything in equal shares between a group of people specific shares to specific individuals We also include a gift-over provision allowing you to nominate alternative beneficiaries for the gift of the residual estate. Payment to executors The law says that an executor may not accept payment for his work unless the Will expressly authorises it. But if you want a professional executor, they will usually act only if they are paid for their time. So we always provide a simple sentence authorising professional executors to be remunerated. It would be most unusual for a family member acting as an executor to demand to be paid for their time, but they could reasonably ask for repayment of expenses. Directions for valuation of your estate After your death, it is unlikely that those closest to you will be thinking hard about the cost of winding up your estate. However, they may require professional valuations of certain assets to satisfy HMRC. The professionals who provide these valuations generally charge far more than they would dare to charge you if you were alive. In all but the simplest Wills we provide an instruction by you to stop this happening. Funeral wishes Strictly, you do not legally own your own dead body and, therefore, cannot specify what should happen to it. However, if you make your funeral wishes clear in your Will, it is most likely that your executors and relatives will carry them out. Repayment of funeral expenses take precedence over the payment of gifts. An example letter of intent A letter of intent is a side letter that is not part of your Will and not binding. However, executors tend to follow the instructions you give in it. A letter of intent gives you an opportunity to cover business

arrangements and personal matters in depth. It is not registered, unlike your Will is, so no-one except you and your personal representatives needs to know its contents. Trust provisions You can create a trust or by operation of law such as when you leave a gift to minor children under 18. Trusts are a complicated subject which we explain here. We use our own trust provisions adapted from the Standard Provisions of the Society of Trust and Estate Practitioners (STEP). Our provisions give you maximum flexibility and control of how any trust is managed, freeing the trustees from some of the bonds of the Trustee Act 2001 that are unsuitable for a trust managed within your family. Life interests and property protection Trusts that create life interests are used to control ownership of the assets you place into the trusts. The beneficiaries may use the assets during their lifetimes (or subject to other conditions) after which the trusts are dissolved and ownership of the assets passes to other people you choose. The most common use is to provide security for a partner or second wife or husband during her or his lifetime, but for the assets eventually to pass to children, some of whom might be from earlier marriages and who otherwise might be accidentally disinherited if the entire estate passed to your second wife. Use of an inheritance tax nil-rate band discretionary trust Tax is payable only on the value of your estate above a certain amount. This amount is called the threshold or the nil rate band. There used to be tax advantages to using a discretionary trust and placing assets valued up to the value of the nil-rate band into it. Those tax advantages are no longer so advantageous, but using a discretionary trust can protect your personal property from claims by creditors or in divorce settlements or if your husband or wife remarries. Who can make a Will Most adults can (and should) make a Will. For a Will to be legally valid, the person making it must be: of legal age (over the age of 18) of sound mind not under undue influence or pressure from another person In addition, the Will must be attested correctly. It must be signed and dated by the person making it, in front of two witnesses who print their names and addresses. Using Net Lawman templates Easy to understand and edit Like all our documents, our Wills are written in plain English. This not only makes editing easy, but also makes it more certain that your wishes are followed. Complicated and unusual words may make the document sound more impressive but they do not add to the legality of the document. Only where absolutely necessary do we use words that have a particular meaning in law. We follow the normal, modern legal convention of using the masculine form of a word regardless of the gender of the person. The documents are equally as suitable for women as for men. Edit in your favourite word processor All our documents are in Microsoft Word format, which is compatible with many other word processors including Mac Pages, LibreOffice and WordPerfect. We can provide copies in other formats on request. Our guidance notes help you create a perfect document Guidance notes are provided with each last Will and testament template. These explain how to edit the document and provide extensive information about why we include each paragraph and the decisions you might need to make. Making your Will legally binding Once you have finished editing the document, you need to print, date and sign your Will to make it binding. We explain exactly how to do that in the guidance notes that we provide with the template, and also on this page. No need to use a solicitor You do not need a solicitor or Will writer to review or to approve your Will for it to be legally binding. The document becomes binding as a result of the process of signing it in front of two witnesses, not because of the involvement of a solicitor in preparing or reviewing it. If you need specific legal advice, that is an 'opinion' about how the law applies to your circumstances, you might approach a law firm regulated by the Solicitors Regulation Authority. However, unless you think that your wishes are contentious and will be challenged at probate or if you have personal possessions and property overseas, the advice you need may be practical rather than legal. You might also seek estate planning or tax advice from a financial planner or accountant if you want to minimise the amount of tax eventually paid. However, this is not a requirement. When to write or rewrite your Will You can write a Will at any time. Most people consider a new Will when their financial circumstances change, or when relationships change. The Law Society advises that you review your Will every five years and that you make a new Will after a major life change such as having a child, marriage, separation or divorce. It is possible to change a Will without making a new one, but amending a previous Will is more difficult than making a new one. Why we provide some templates for free Our motivations for providing completely free Will templates are both ethical and commercial. A Will is an important legal document, and we believe that everyone should make one. Because the law sets out how your personal property is divided if you don't have a Will, without one, the people you care about are less likely to receive specific gifts (whether of financial or sentimental value) that you want to pass on to them. The reason why most people don't write a Will is the financial cost of doing so. We want to remove that barrier. Our free templates are most suitable for less complicated estates that are valued below the IHT nil rate band (when no tax would be paid). One of the Net Lawman free Will templates should be suitable, we estimate, for about 60% of the UK population. Our commercial motivation is simply that once you have used a Net Lawman Will, we hope that you come back to us for legal documents for other aspects of your personal or business affairs. Providing a complete, commonly used, free template that is based on our more complex paid versions is a great way for our visitors to assess the quality of our documents. Note that our free templates do not contain provisions that seek to minimise tax. If this is important to you, you should look at the other Net Lawman last Will and testament templates, a number of which cover basic IHT planning (largely as illustrated by HM Revenue and Customs). If the valuation of your estate could exceed the nil rate band (£325,000 for an individual in 2021/22), then we suggest that you seek advice from a qualified tax specialist before signing your Will.

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