IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

FILED
AUG 21 2014
RICHARD R. ROOKER, Clerk
By _____ Deputy

IN RE: Estate of MARY ILENE ZYLA,
Deceased

BILL GARRETT, Davidson County
Trans:T20140063012 ORDER
Recvd: 08/26/14 08:25 4 pgs
Fees:22.00 Taxes:0.00
20140826-0077530

NO. 14P1302

ORDER ADMITTING WILL TO PROBATE TO ESTABLISH MUNIMENT OF TITLE

THIS CAUSE came on to be heard on the 21st day of August, 2014, before the Honorable John Manson, Special Master of the Probate Court for Davidson County, upon the petition of Geri Lynn Scott that the Will ("Will") of Mary Ilene Zyla, deceased, be admitted to probate. Based upon the statements of the petitioner, Geri Lynn Scott, and counsel for the estate; testimony of the witnesses, Ronald B. Buchanan and Beth M. Woodard, by affidavit, and the record in this case, the Court finds that:

1. Mary Ilene Zyla died on December 1, 2013, at the age of 84 years. At the time of her death, she resided at 5521 Wilderness Trail, Whites Creek, Davidson County, Tennessee. She was not married at the time of her death.

2. The Petitioner, Geri Lynn Scott, is the daughter of the decedent and she resides at 5521 Wilderness Trail, Whites Creek, Davidson County, Tennessee.

3. The decedent, Mary Ilene Zyla, owned in her name only at the time of her death the real property located at 2873 Lyncrest Drive, Donelson, Davidson County, Tennessee. Said real property was appraised for Davidson County property tax purposes for a total of $125,100.00. A legal description of the property is as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Twin Lawn Subdivision, Section 2, as of record in Book 2854, page 44, Register's Office for Davidson County.

SAID Lot No. 10 fronts 80.0 feet on the southerly side of Lyncrest Drive and extends back between lines measuring 186.4 feet on the westerly side and 185.1 feet on the easterly side to a dead line in the rear measuring 80.0 feet thereon.

BEING the same property conveyed to Lawrence F. Zyla and wife, M. Ilene B. Zyla by deed from Janes P. Gracy and wife, Catherine S. Gracy, of record In Book 4650, page 603, Register's Office for Davidson County, Tennessee.

Further being described as Map 3D, Parcel 60516, according to the Davidson County tax maps.

4. The decedent left a document purporting to be her will dated October 19, 2010 that was dated and signed by her and witnessed by Ronald B. Buchanan and Beth M. Woodard. It leaves all of her estate to her two children, Geri Lynn Scott and David A. Zyla.

5. The self-authenticating affidavits of the two witnesses, Ronald B. Buchanan and Beth M. Woodard, are attached to the Will.

6. The Will leaves all of the decedent's property to her two children, Geri Lynn Scott and David A. Zyla.

6. The Court finds the Petitioner's request for the document dated October 19, 2010 to be admitted to probate in Davidson County to establish muniment of title only in accordance with T.C.A. § 32-5-109 to be well taken and it should be granted.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that the Will of Mary Ilene Zyla, deceased, be admitted to probate in Davidson County, Tennessee, to establish muniment of title only pursuant to T.C.A. § 32-2-111 and § 32-5-109. The legal description of the property is set forth in Paragraph 3 above.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Clerk certify a copy of the will admitted to probate so that it can be recorded in the Register's Office of Davidson County, Tennessee as a muniment of title in accordance with T.C.A. § 32-5-109.

DATED the 21st day of August, 2014.

JOHN MANSON, *Special Master*

APPROVED FOR ENTRY:

Ronald B. Buchanan (#2507)
Attorney for the Personal Representative
165 Indian Lake Blvd., Suite 101
Hendersonville TN 37075
(615) 822-5700

Certificate of Service

I hereby certify that a copy of the foregoing has forwarded to David A. Zyla 9035 SW Sagert Street, Tualatin, OR 97062, on this the 21st day of August, 2014.

RONALD B. BUCHANAN

s:\worddocs\probate\Zyla.Ilene\order.muniment.title.doc

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of Order Admitting Will for Limited Purpose of Establishing Muniment of Title heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 14P1302.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 21st day of August in the year Two Thousand and Fourteen.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

