Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is zero ($0.00) dollars.

A. Scott Hubbard
Affiant

Subscribed and sworn to before me on this 12th day of March, 2015.

Notary Public
Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

This instrument was prepared by:

A. Scott Hubbard
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owner	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Dorothy M. Martin, Trustee Of The John L. Sullivan and Lucie M. Sullivan Living Trust Agreement 130 Meridianville Road Meridianville, AL 35759	NEW OWNER	Map 044-14, Parcel 127.00

BILL GARRETT, Davidson County
Trans:T20150023982 DEEDQC
Recvd: 04/01/15 13:52 13 pgs
Fees:67.00 Taxes:0.00
20150401-0028295

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Teresa Brocato, Executor of the Estate of Nina Fay Sullivan**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to complete the distribution and closing of the Estate of Nina Fay Sullivan, having been duly admitted to probate in Davidson County, Tennessee, Case. No. 15P334, for the purpose of establishing muniment of title, hereby conveys, remises, releases and forever quitclaims unto **Dorothy M. Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement,** its successors and assigns, all the estates right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, as shown on the plan recorded August 21, 1948, in Book 1424, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nina F. Sullivan by Quitclaim Deed John L. Sullivan and wife, Lucy M. Sullivan, of record in Instrument No. 20040923-0114974 Register's Office for Davidson County, Tennessee. Nina Fay Sullivan died on December 12, 2013. The Last Will and Testament of Nina Fay Sullivan was admitted to Probate on the 12th day of March, 2015, in the Seventh Circuit Court For Davidson County, Tennessee, Case No. 15P334, for the limited purpose of establishing a muniment of title in Dorothy M. Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement. Certified copies of the Last Will and Testament of Nina Fay Sullivan and the Order To Probate are attached hereto as Exhibits A and B.

Lucie M. Sullivan and Lucy M. Sullivan is one and the same person.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Said property is conveyed subject to all items set out on any plat of record, restrictive covenants and conditions, encumbrances and other matters of record, as may affect the premises.

This is improved property located at 1109 Fowler Street, Old Hickory, Tennessee 37138.

The effective date of this Instrument is the: 12 day of March, 2015.

Teresa Brocato
Teresa Brocato, Executor

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa Brocato, Executor of the Estate of Nina Fay Sullivan, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 3rd day of March, 2015.

My Commission Expires: 1-11-16

Lora K. Strickland
Notary Public

EXHIBIT A

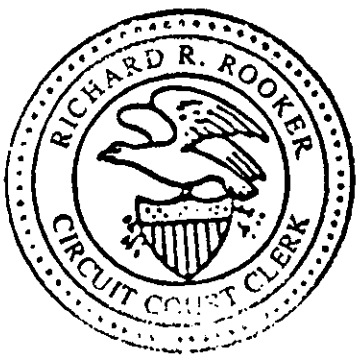
STATE OF TENNESSEE

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 Last Will & Testament heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 15P334.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 12th day of March in the year Two Thousand and Fifteen.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk



15p334

LAST WILL AND TESTAMENT

OF

NINA FAY SULLIVAN

FILED

MAR 12 2015

RICHARD R. ROOKER, Clerk
By _____ Deputy

I, **Nina Fay Sullivan,** of the City of Old Hickory, County of Davidson, and State of Tennessee, being a citizen of the United States of America, over the age of eighteen years and of sound and deposing mind and memory, realize the nature of my property, the extent of my property, and the necessity of making an orderly disposition of my property. I am a single woman and live at 1109 Fowler St., Old Hickory, TN 37138. Therefore, I hereby make, ordain, publish and declare this to be my Last Will and Testament, hereby revoking any and all other wills and codicils which I have made prior to this date.

ARTICLE I

I hereby direct that all of my just debts, funeral expenses, and expenses of administration of my estate be paid from the funds of the estate as soon as practicable after my death.

ARTICLE II

I hereby name and appoint my cousin, Teresa Brocato, to be Executrix of this my Last Will and Testament, and request that she not be required to give bond or other security. Should **Teresa Brocato** be unable or unwilling to serve as Executrix of my estate, I then appoint my cousin's husband, **Richard D. Brocato**, to serve as Executor. I appoint my cousin **Melissa Breeden,** to serve as alternate Executrix should Richard D. Brocato be unable or unwilling to serve in this capacity. I hereby authorize and empower my Executor to sell and convert into cash any and all of my real and personal property without a court order. I request my Executrix not be required to give bond or other security,

and I hereby waive the requirement of any interim accountings to the court unless otherwise required by law.

ARTICLE III

I hereby give, devise, and bequeath any and all of my property, whether real, personal, or mixed, tangible, or intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this Will, including the proceeds of all life insurance payable to my estate not otherwise disbursed or distributed in the course of administration of my estate (but excluding any property over which I may have the power of appointment) to my parents, **John L. Sullivan and Lucie M. Sullivan**, jointly or severly, to be held in trust so that no part of the principal or income shall be used to supplant or replace any public assistance benefits either or both may be receiving or may be eligible to receive. It is my desire that the Executrix/Executor shall be appointed Trustee of such trust, unless an existing trust exists to accept this inheritance.

ARTICLE IV

Should either parent predecease me, or should we die simultaneously, I give, devise, and bequeath any and all of my property, both real and personal, to my living parent. If both parents predecease me, or should we die simultaneously, I give devise, and bequeath any and all of my property, both real and personal, into three (3) separate and equal shares. One (1) such share shall be distributed to my aunt, Dorothy M. Martin, is she is then living; one (1) such share shall be distributed to my cousin, Teresa Brocato, if she is then living; and one (1) such share shall be distributed to my cousin, Melissa Breeden, if she is then living, but if not, the living named beneficiaries shall take such deceased beneficiary's share. If all of the named beneficiaries are not then living, then such property shall pass to the persons who may then be my heirs-at-law, as determined under the laws of the State of Tennessee, then in force as if I had died intestate on such date.

ARTICLE V

If any other beneficiary or beneficiaries under this will dies in a common accident or disaster or under circumstances which make it difficult or impossible to determine which of us died first, they shall be conclusively presumed to have predeceased me and my estate shall be administered accordingly.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of 3 typewritten pages and for the purpose of identification have initialed each such page, all in the sight and presence of the persons witnessing it at my request on this 25th day of January, 2011, at Franklin, Tennessee, in accordance with Tennessee Code Annotated, Section 32-2-110. I have requested these witnesses to make the Affidavit which is attached to this Last Will and Testament.

1-25-11
Date

Nina Fay Sullivan
Nina Fay Sullivan
Testatrix

ATTESTATION CLAUSE

On the 25 day of January, 2011, **Nina Fay Sullivan**, the Testarix, states that the foregoing instrument was her Last Will and Testament, and she requested us to act as Witnesses to it and her signature thereon. **Nina Fay Sullivan** signed the Will in our presence, we being present at the same time. We now, at her request, in her presence, and in the presence of each other, hereunto subscribe our names as Witnesses and each of us declares that in his or her opinion this Testatrix is of sound and disposing mind and memory and under no duress, fraud, or undue influence.

348 Cool Springs Blvd. Ste B
Franklin, TN 37067

WITNESS ADDRESS

348 Cool Springs Blvd. Ste B
Franklin, TN 37067

WITNESS ADDRESS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nina Fay Sullivan**, 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 purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 25th day of January, 2011.

ELIZABETH G. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

My commission expires: Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Cherry R. Morris and Donald R. Thomas with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 25th day of January, 2011.

ELIZABETH G. CHRISTINA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 8, 2012

My commission expires: _____

Elizabeth G. Christina
Notary Public

AFFIDAVIT OF WITNESSES

The undersigned Affiants after first being duly sworn acknowledge and state as follows:

1) On the 20 day of January, 2011, **Nina Fay Sullivan**, signed an instrument before us which she declared was her Last Will and Testament.

2) **Nina Fay Sullivan** requested us to act as Witnesses to her Last Will and Testament and her signature thereon.

3) **Nina Fay Sullivan** signed the Last Will and Testament in our presence and we, being present at the same time and at her request, signed and subscribed our names in the presence of **Nina Fay Sullivan** and in the presence of each other as Witnesses.

4) It is our opinion on this date as Witnesses that this Testatrix is of sound and disposing mind and memory and under no duress, fraud, or undue influence.

FURTHER THE AFFIANTS SAITH NOT.

Witness our hands and signatures this 20 day of January, 2011.

WITNESS	ADDRESS: 348 Cool Springs Blvd. Ste B Franklin, TN 37067
WITNESS	ADDRESS: 348 Cool Springs Blvd. Ste B Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Donald P. Thomas and Kenny R. Morris with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of January, 2011.

ELIZABETH G. CHRISTMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

My commission expires: _____

Elizabeth G. Christmas
Notary Public

EXHIBIT B

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 to Probate for Muniment of Title heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 15P334.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 12th day of March in the year Two Thousand and Fifteen.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk



IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
MAR 12 2015
RICHARD R. BOOKER, Clerk
By _____ Deputy

ESTATE OF: NINA FAY SULLIVAN) NO. 15P334

ORDER TO PROBATE WILL FOR THE LIMITED PURPOSE OF ESTABLISHING A MUNIMENT OF TITLE

This matter came to be heard on the 12th day of March, 2015, by before the honorable John Manson, Special Probate Master. Petitioner, Teresa Brocato, produced an original of a paper writing purporting to be the Last Will and Testament of Nina Fay Sullivan, deceased, and petitioned that said writing be admitted to probate pursuant to T.C.A. Section 32-2-111, for the limited purpose of establishing a muniment of title to real estate and requesting that all property of the decedent, real and personal be vested in Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

It appears to the Court that:

1. Nina Fay Sullivan, the decedent, died on December 12, 2014, at the age of Fifty-Two (52) and her residence at the time of her death was 1109 Fowler Street, Old Hickory, Tennessee 37138.

2. The Petitioner, Teresa Brocato, by and through her attorney, produced what appeared to be the Last Will and Testament of Nina Fay Sullivan.

3. The Will appeared to be properly executed and witnessed, with a self-proving affidavit attached, in accordance with Tennessee law.

4. The decedent was not married and had no children but was survived by her parents John L. Sullivan and Lucie M. Sullivan.

5. All devisees named in the Will and those who would take by intestacy have been notified of the Petition and of the hearing scheduled for March 5, 2015.

6. The decedent devised all of her real and personal property to her parents, to be held in trust, so that no part of the principal or income could be used to supplant or replace any public assistance being received by them.

7. The decedent named her Executrix, the Petitioner, as the Trustee of such Trust unless such a Trust was already in existence at her death to accept the inheritance.

8. A trust for the benefit of John L. Sullivan and Lucie M. Sullivan was already in existence at the death of the decedent. The name of the Trust is the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement, and the Trustee is Dorothy M. Martin. Dorothy M. Martin is the Successor Trustee to the decedent, who was named as Trustee of said Trust.

9. That the legal heir of the decedent for all property, real and personal, is Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

10. That the real property known as 1109 Fowler Street, Old Hickory, Tennessee 37138 should be vested in Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

IT IS THEREFORE ORDERED ADJUDGED AND DECREED THAT:

1. The Last Will and Testament dated January 25, 2011, is the true Last Will and Testament of Nina Fay Sullivan and is hereby admitted to probate as such for the limited purpose of establishing a muniment of title to real estate.

2. The legal heir of all property owned by decedent, real and personal, is Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

3. The real property known as 1109 Fowler Street, Old Hickory, Tennessee 37138, be vested in Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

4. That Petitioner be named as Executor of the Estate of Nina Fay Sullivan for the sole and limited purpose of executing an Executor's Deed in order to vest the title of real property known as 1109 Fowler Street, Nashville, Tennessee 37138, in the name of Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement. There shall be no administration of the estate and Letters Testamentary shall not be issued.

5. That upon execution of said Executor's Deed, Petitioner be relieved of her duties as Executor and this Estate be immediately closed.

Dated this the 12th day of March, 2015.

John Manson, Special Probate Master

Approved for Entry:

A. Scott Hubbard, BPR 018388
Attorney for Petitioner
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027
Telephone: 615 377-3319
Facsimile: 615-377-0644
Email: scott@mhclosings.com