IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT
METROPOLITAN NASHVILLE / DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED
JAN 28 2016
RICHARD R. ROOKER, Clerk
By D.C.

IN RE:
ESTATE OF SUSAN D. PICARD

DOCKET # 16P3

ORDER ADMITTING WILL TO PROBATE FOR PURPOSES OF MUNIMENT OF TITLE ONLY

A petition to probate the Last Will and Testament of SUSAN D. RICARD for purposes of muniment of title only was filed by MICHELLE RICARD ROWLAND. A hearing on the petition was held on the Probate Docket on January 28, 2016, before the Honorable Judge Randy Kennedy at which there was no opposition. This Court finds the will was properly executed pursuant to the requirements of T.C.A. § 32-1-104 and duly proven by affidavit pursuant to T.C.A. § 32-2-110.

Therefore, it is **ORDERED, ADJUDGED,** and **DECREED** the Last Will and Testament of SUSAN D. RICARD, dated May 11, 2015, shall be admitted to probate for the purpose of establishing muniment of title only for real property located at 4329 Golden Hill Drive, Nashville, Tennessee, 37218, as more thoroughly described in the Quitclaim Deed in Exhibit A to this order.

Entered on this day, the 28th day of January, 2016.

JUDGE RANDY KENNEDY

BILL GARRETT, Davidson County
Trans:T20160007588 ORDER
Recvd: 01/28/16 13:15 3 pgs
Fees:17.00 Taxes:0.00
20160128-0008413

TRIAL EXHIBIT

RK EX. "A"

MAP 58-10
Parcel 10

FILED
JAN 28 2016
REGISTER, CLERK & MASTER

Form A298 Quitclaim Deed

BOOK 9077 PAGE 476

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this day of September , 1993

by first party, Michael L. Ricard and Susan D. Ricard, T/E-Husband & Wife

whose post office address is 4329 Golden Hill Drive, Nashville, Tenn. 37218

to second party, Susan D. Ricard, Sole

whose post office address is 4329 Golden Hill Drive, Nashville, Tenn. 37218

WITNESSETH, That the said first party, for good consideration and for the sum of $ TEN DOLLARS paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

Being Lot No. 52 on the Plan of Gold Key Addition-Section 2, which is of Record in Book 5050, Page 13, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to CUMBERLAND BUILDERS, INC. by deed of record in book 4610, Page 15, Register's Office for Davidson County, Tennessee.
THIS Conveyance is subject to restriction of record in Book 5140, Page 725, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all existing easements of record.

93 SEP 10 PM 3:29
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4215 09/10 0101 03CHECK 8.00

61867
IDENTIFICATION REFERENCE

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

_____ /s/ Michael L. Ricard

_____ /s/ Susan D. Ricard

State of Tennessee

County of Davidson SS. , 19

Then personally appeared Michael L. Ricard and Susan D. Ricard

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same.

/s/ Katherine A. Shubert
Notary Public
My Commission Expires: Nov. 25, 1995

KATHERINE A. WEBB NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

0 53926 20040 5

c E-Z Legal Forms

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 the ORDER FOR MUNIMENT OF TITLE heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 16P-3.

ESTATE OF SUSAN D. PICARD

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 28th day of January in the year Two Thousand and Sixteen.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

