IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
SEP 07 2016
RICHARD ROOKER, Clerk
By: Deputy

IN RE:	)	
	)	
PROBATE OF THE LAST WILL AND	)	No.: 16P1275
DOROTHY JEAN KIDD WOODRUFF	)	

FINAL ORDER

This cause came on to be heard on the 7th day of September 2016, before the Honorable Randy Kennedy, Judge of the 7th Circuit Court, Probate Division, of Davidson County, Tennessee, upon the petition of GLENDA RENEE WOODRUFF YOUNG that a paper writing purporting to be the last will and testament of DOROTHY JEAN KIDD WOODRUFF, deceased, be admitted to probate only and for the purpose of establishing muniment of title to real estate owned by decedent at the date of her death.

It appearing to the Court from the review of the document in open court, bearing the date of March 21, 2002, bearinig the name DOROTHY JEAN KIDD WOODRUFF signed thereto as the Testator and containing a regular attestation clause reflecting proper execution thereof, and otherwise being duly executed in accordance with the laws of the State of Tennessee including, but not limited to T.C.A. § 32-2-110, this Court finds that the document purporting to be the Last Will and Testament of DOROTHY JEAN KIDD WOODRUFF, deceased, is indeed the Last Will and Testament of the deceased.

Accordingly, this Court finds from the testimony taken upon affidavit of the witnessess and after reviewing the entire record, that:

1. Each of the attesting witnesses did subscribe their respective names as an attesting witnesses to the said paper writing; that the said paper writing was written in the lifetime of DOROTHY JEAN KIDD WOODRUFF, deceased, and published, signed and subscribed by her in the presence of the attesting witnesses;

BILL GARRETT, Davidson County
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2. That the said DOROTHY JEAN KIDD WOODRUFF, was then of sound mind; and that, at her request, said attesting witnesses signed said paper writing in her presence and in the presence of each other on March 21, 2002;

3. And, it further appearing that said paper writing bears the true signature of the said DOROTHY JEAN KIDD WOODRUFF; that she died on February 14, 2012;

4. That at her death deceased's usual place of domicile and residence was Davidson County, Tennessee; and that she died on said date at the age of eighty-five (85) years.

5. That DOROTHY JEAN KIDD WOODRUFF, deceased, owned at the time of her death, real property located at 216 Riverside Drive, Nashville, Davidson County, Tennessee 37206. The Last Will and Testament devises said property to JEROME PHILLIP WOODRUFF, and is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Section 1, Fortland Park, as of record in Book 2663, page 61, said Register's Office to which reference is hereby made for a more detailed description.
>
> Being the same property conveyed to Jerome P. Woodroff and wife, Rosie E. Woodrooff, by deed form Jmaes M. Smart and Wife, Nancy B. Smart, of record in Book ____, Page _____ , Register's Office for Davidson County, Tennessee.

6. DOROTHY JEAN KIDD WOODRUFF, deceased, owned at the time of her death, real property in the form of an unimproved tract of land located on Una-Antioch Pike known as tract number 3 according to an unrecorded plat, Said property is of record in Book 911, Page 234, Register's Office. The Last Will and Testament devises the property to Glenda RENEE WOODRUFF YOUNG. and is more particularly described as follows:

Property lying in Davidson County, Tennessee on the west margin of Una-Antioch Pike, bounded on the east by said pike, on the south by proberty belonging to Leon Bradley of record on Deed Book 4176, page 696, on the west by property belonging to Metropolitan Nashville Board of Education, Apollo Jr. High/Middle School, no record located, and on the north by property belonging to Gwendalyn Jones of record in Deed book 8980, page 963 and being more specifically described as follows:

Beginning on a iron pin on the west margin of Una-Antoich Pike, said pin being approximately 256.46' south of the intersection of the west margin of Una-Antioch Pike and the south margin of Richards Road and being the northeast corner of the herein described tract and the southeast corner of Jones; thence with the west margin of Una-Antioch Pike around a curve to the right, having a raidus of 709.84' a distance of 87.26', and with a chord bearing of S-14° 21' 09"-W, 120.27' to a new iron pin, the southeast corner of the herein described tract and the northeast corner of Bradley; thence leaving the margin of Una-Antioch Pike with Bradley's north line, N-89° 32' 00"-W, 269.85' to an iron pin set near an old woven wire fence, the east line of the Board of Education, the northwest corner of Jones; thence with Jones' south line N-87° 48' 00"-E, 326.39' to an iron pin, the point of beginning and containing 1.305 acres, more or less, according to a survey by Galyon W. Northcutt dated July 24, 2001.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that the said paper writing is the true, whole and last will and testament DOROTHY JEAN KIDD WOODRUFF, deceased; that the same is hereby admitted to probate only and for the purpose of establishing muniment of title.

IT IS FURTHER, ORDERED, ADJUDGED, AND DECREED by the Court that the decedent owned at the timeof her death, real property located at 216 Riverside Drive, Nashville, Davidson County, Tennessee 37206, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Section 1, Fortland Park, as of record in Book 2663, page 61, said Register's Office to which reference is hereby made for a more detailed description.

Being the same property conveyed to Jerome P. Woodroff and wife, Rosie E. Woodrooff, by deed form Jmaes M. Smart and Wife, Nancy B. Smart, of record in Book _____, Page _____ , Register's Office for Davidson County, Tennessee.

Pursuant to the terms of the Last Will and Testalent of DOROTHY JEAN KIDD WOODRUFF, title of said real property is hereby vested in JEROME PHILLIP WOODRUFF.

IT IS FURTHER, ORDERED, ADJUDGED, AND DECREED by the Court that the decedent owned at the timeof her death, real property in the form of an unimproved tract of land located on Una-Antioch Pike known as tract number 3 according to an unrecorded plat, Said property is of record in Book 911, Page 234, Register's Office more particularly described as follows:

Property lying in Davidson County, Tennessee on the west margin of Una-Antioch Pike, bounded on the east by said pike, on the south by proberty belonging to Leon Bradley of record on Deed Book 4176, page 696, on the west by property belonging to Metropolitan Nashville Board of Education, Apollo Jr. High/Middle School, no record located, and on the north by property belonging to Gwendalyn Jones of record in Deed book 8980, page 963 and being more specifically described as follows:

Beginning on a iron pin on the west margin of Una-Antoich Pike, said pin being approximately 256.46' south of the intersection of the west margin of Una-Antioch Pike and the south margin of Richards Road and being the northeast corner of the herein described tract and the southeast corner of Jones; thence with the west margin of Una-Antioch Pike around a curve to the right, having a raidus of 709.84' a distance of 87.26', and with a chord bearing of S-14° 21' 09"-W, 120.27' to a new iron pin, the southeast corner of the herein described tract and the northeast corner of Bradley; thence leaving the margin of Una-Antioch Pike with Bradley's north line, N-89° 32' 00"-W, 269.85' to an iron pin set near an old woven wire fence, the east line of the Board of Education, the northwest corner of Jones; thence with Jones' south line N-87° 48' 00"-E, 326.39' to an iron pin, the point of beginning and containing 1.305 acres, more or less, according to a survey by Galyon W. Northcutt dated July 24, 2001.

Pursuant to the terms of the Last Will and Testalent of DOROTHY JEAN KIDD WOODRUFF, title of said real property is hereby vested in RENEE WOODRUFF YOUNG.

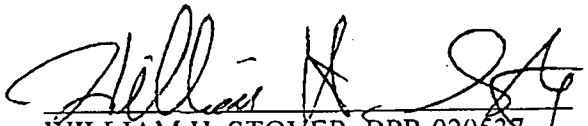
IT IS FURTHER, ORDERED, ADJUDGED, AND DECREED by the Court that the decedent had no personal estate to administer;therefore, no formal administration shall be required.

IT IS FURTHER, ORDERED, ADJUDGED, AND DECREED by the Court that the cost of this cause is taxed to the Petitoner, Renee Woodruff Young, for which execution may issue if neessary.

DATED AND ENTERED this 7th day of September, 2016

RANDY KENNEDY, Probate Judge

APPROVED FOR ENTRY:

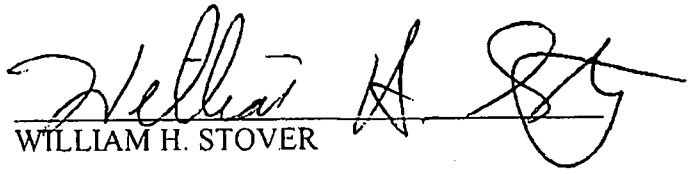


WILLIAM H. STOVER, BPR 020537
Washignton Square Building
222 2nd Ave. North, Suite 326
Nashville, Tennessee 37201
Attorney for Petitioner

CERTIFICATE OF SERVICE

I, the undersigned, certify that a true and exact copy of the foregoing Order has been sent by U.S. Mail, postage prepaid, on the 7th day of September, 2016 to:

Jerome Woodruff	216 Riverside dr., Nashville, TN 37206
Jeanetta A. Woodruff,	1704-B 14th Ave. North, Nash., TN 37208
Ronald A. Woodruff,	1214-A Phillips St., Nash., TN 37208
Glenda Rence Woodruff Young	6156 Valinda Ave., Alta Loma, CA 91737



WILLIAM H. STOVER

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **ORDER FOR MUNIMENT OF TITLE ONLY** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **16P1275**.

ESTATE OF DOROTHY JEAN KIDD WOODRUFF

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

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

RICHARD R. ROOKER
CIRCUIT COURT CLERK