Bill Garrett Davidson County
Batch# 15554 DEEDWARR
10/19/2017 03:23:30 PM 14 pgs
Fees: $72.00 Taxes: $0.00
20171019-0107318

Instrument Prepared by:
Roger Reid Street, Jr.
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
615-794-0807

NEW OWNERS:	SEND TAX BILL TO:	MAP & PARCEL:
Johnny Ray Cowden Eugene Brandon Cowden, Jr. Cowden Children's Trust F/B/O Austin Cowden 230 Labadie Street Wyandotte, Michigan 48192	Same	Map: 141 Parcel: 1.00

EXECUTOR'S DEED

Eugene Brandon Cowden, Sr. died on the 3rd day of September, 2016, leaving a Will dated August 14, 2009. The Will was admitted to probate February 9, 2017 in the Seventh Circuit Court, Probate Division of Davidson County, Tennessee, Docket No. P-17P65. An Order of Probate was signed by Judge Randy Kennedy on February 9, 2017 entering the Will into probate. (*See Exhibit A as to Order of Probate*). The Will named Johnny Ray Cowden as Executor of the said Estate which was approved by the Court (*See Exhibit B, Letter of Testamentary*). The said Eugene Brandon Cowden, Sr. owned a one-third (1/3) interest in real property located at 8733 Newsom Station Road, Nashville, Tennessee 37221 and the said real property is currently owned as follows:

1. A one-third (1/3) interest is owned by Eugene Brandon Cowden, Sr.;
2. A two-thirds (2/3) interest is owned by Old Mill Partnership;

Eugene Brandon Cowden's Will vests the Decedent's interest in real property located at 8733 Newsom Station Road, Nashville, Tennessee 37221 in which Eugene Brandon Cowden, Sr. owned a one-third (1/3) interest and any improvements thereon

described below to Johnny Ray Cowden, Eugene Brandon Cowden, Jr., and the Cowden Children's Trust for the Benefit of Austin Cowden, Tenants in Common.

The following described tracts or parcel of land are situated in Davidson County, Tennessee and are more particularly described as follows:

> Being all of a tract of land lying in the Twenty-Second Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract of land being bounded on the north and east by the Harpeth River, on the south by Interstate 40, on the west by CSX Railroad and the State of Tennessee and being more particularly described as follows:
>
> Beginning at a concrete monument (old) lying at the intersection of the northerly right-of-way of Interstate 40 (right-of-way varies) and the easterly right-of-way of CSX Railroad (right-of-way varies), said concrete monument (old) being the southwest corner of the herein described tract; thence,
>
> Leaving said Interstate 40, with said CSX Railroad roght-of-way, North 48 degrees, 14 minutes, 00 seconds West, 423.94 feet to an iron rod (new). Said iron rod (new) being the southeast corner of property conveyed to the State of Tennessee of record in Deed Book 4989, Page 522, Register's Office for Davidson County, Tennessee (R.O.D.C.); thence,
>
> Leaving said CSX right-of-way, with said State of Tennessee property, North 04 degrees, 03 minutes, 51 seconds West, 655.86 feet to a point, passing a witness pin (set) at 556.60 feet. Said point lying in the centerline of the Harpeth River; thence,
>
> With the meanders of said Harpeth River for the next 23 calls:
>
> 1. North 66 degrees, 49 minutes, 04 seconds East, 271.85 feet to a point; thence,
> 2. North 78 degrees, 35 minutes, 04 seconds East, 358.10 feet to a point; thence,
> 3. North 84 degrees, 07 minutes, 04 seconds East, 227.45 feet to a point; thence,

4. North 81 degrees, 33 minutes, 00 seconds East, 186.22 feet to a point; thence,
5. North 72 degrees, 39 minutes, 15 seconds East, 199.37 feet to a point; thence,
6. North 74 degrees, 59 minutes, 28 seconds East, 141.08 feet to a point; thence,
7. North 75 degrees, 00 minutes, 08 seconds East, 136.30 feet to a point; thence,
8. North 74 degrees, 59 minutes, 29 seconds East, 136.05 feet to a point; thence,
9. North 76 degrees, 43 minutes, 08 seconds East, 176.60 feet to a point; thence,
10. North 74 degrees, 24 minutes, 34 seconds East, 300.39 feet to a point; thence,
11. North 72 degrees, 33 minutes, 37 seconds East, 155.83 feet to a point; thence,
12. North 87 degrees, 03 minutes, 28 seconds East, 734.68 feet to a point; thence,
13. South 64 degrees, 15 minutes, 43 seconds East, 300.00 feet to a point; thence,
14. South 41 degrees, 42 minutes, 37 seconds East, 402.22 feet to a point; thence,
15. South 44 degrees, 35 minutes, 55 seconds East, 440.30 feet to a point; thence,
16. South 48 degrees, 54 minutes, 11 seconds East, 181.13 feet to a point; thence,
17. South 57 degrees, 32 minutes, 33 seconds East, 178.82 feet to a point; thence,
18. South 30 degrees, 44 minutes, 36 seconds East, 202.40 feet to a point; thence,
19. South 37 degrees, 11 minutes, 38 seconds East, 85.76 feet to a point; thence,
20. South 18 degrees, 53 minutes, 30 seconds East, 449.66 feet to a point; thence,
21. South 04 degrees, 56 minutes, 11 seconds East, 242.94 feet to a point; thence,
22. South 15 degrees, 27 minutes, 21 seconds West, 312.67 feet to a point; thence,
23. South 22 degrees, 34 minutes, 24 seconds West, 216.40 feet to a point. Said point lying in the northerly right-of-way of Interstate 40; thence,

With said right-of-way of Interstate 40 for the next five (5) calls:

1. North 65 degrees, 48 minutes, 14 seconds West, passing a witness pin (set) at 62.09 feet, for a total distance of 947.84 feet to a concrete monument (old); thence,
2. With a curve to the left, having a central angle of 27 degrees, 00 minutes, 17 seconds, a radius of 5205.50 feet, a tangent of 1249.95 feet, an arc length of 2453.45 feet, and a chord bearing a distance of North 79 degrees, 13 minutes, 14 seconds West, 430.81 feet to an iron rod (new); thence,
3. South 87 degrees, 16 minutes, 37 seconds West, 233.30 feet to a concrete monument (old); thence,
4. North 02 degrees, 56 minutes, 38 seconds West, 14.66 feet to a concrete monument (old); thence,
5. South 87 degrees, 34 minutes, 40 seconds West, 393.20 feet to the Point of Beginning, containing 5,964,582 square feet, or 136.928 acres, more or less, as calculated by the above described courses and distances.

**See Attached Exhibit C for derivation clause

The Executor, by signing this Deed releases, remises, and forever quitclaims unto Johnny Ray Cowden, Eugene Brandon Cowden, Jr., and the Cowden Children's Trust for the Benefit of Austin Cowden, all of the right, title and interest of the Decedent and the Decedent's Estate in and to the above described property. The Executor further states all debts of the Estate have been paid, a TennCare release having been filed with the Court and that there are no taxes due the State of Tennessee.

Said property is conveyed subject to any and all matters that may be of public record.

Executed on this 6 day of Oct, 2017.

Estate of Eugene Brandon Cowden, Sr.

By: _____
Johnny Ray Cowden, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary for said State and County, Johnny Ray Cowden, in his capacity as Executor of the Estate of Eugene Brandon Cowden, Sr., the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 6th day of October, 2017.

Kathy D. Barker
NOTARY PUBLIC

KATHY D. BARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-19-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $-0-

Johnny Ray Cowden
AFFIANT

Subscribed and sworn to before me on this 6th day of October, 2017.

Kathy D. Barker
NOTARY PUBLIC

KATHY D. BARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-19-2020

Exhibit A

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION
AT NASHVILLE

FILED
FEB 09 2017
RICHARD ROOKER, Clerk
By [illegible] Deputy

IN RE:	)	
	)	
ESTATE OF	)	
EUGENE BRANDON COWDEN, SR	)	
	)	
JOHNNY RAY COWDEN	)	NO. P-17P65
	)	
PETITIONER	)	

ORDER ADMITTING WILL TO PROBATE

Based on an examination of the Petition and the Decedent's Last Will and Testament, and the sworn testimony of the Petitioner, the Court finds the following:

1. The Decedent, Eugene Brandon Cowden, Sr., was a resident of Davidson County, Tennessee.

2. The Decedent died on September 3, 2016, at the age of seventy-one (71).

3. The Decedent left a Will dated August 14, 2009, which was properly signed.

4. The Petitioner was appointed Executor in Item 2-a of Decedent's Will. Further, the Executor is excused from Bond in Item 2-g of Decedent's Will.

5. Decedent owned property at Decedent's death worth less than the Federal Estate Tax Exemption.

Based on these findings, the Court Orders the following:

1. That Decedent's Will dated August 14, 2009, be admitted to Probate.

2. That after issuing the Oath to the Petitioner, Letters Testamentary will be issued to Johnny Ray Cowden.

3. That all Bonds are excused.

4. That all Inventories are excused, accountings are also waived. RCR

5. That Notice will be issued to creditors as required by Statute.

IT IS SO ORDERED.

DATED this 9 day of Feb, 2017.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

ROGER REID STREET, JR.
Attorney for the Estate Eugene Brandon Cowden, Jr.
BPR # 11701
339 Main Street
Franklin, Tennessee 37064
615-790-9889
Email: rstreet@tnjones.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been forwarded via First Class U.S. Mail, postage prepaid, to the following:

✓ Johnny Ray Cowden
1518 18th Street
Detroit, Michigan, 48216-1768

✓ Eugene Brandon Cowden, Jr.
525 Anderson Lange
Madison, Tennessee 37115

Austin Cowden
3004 Lakeshore Drive
Old Hickory, Tennessee 37138

Linda Ray Cowden
3004 Lakeshore Drive
Old Hickory, Tennessee 37138

this 9th day of February, 2017.

ROGER REID STREET, JR.

CLERK'S CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order, signed by the Judge, has been forwarded to Roger Reid Street, Jr., Attorney for the Estate, 339 Main Street, Franklin, Tennessee 37064, or via email at: rstreet@tnjones.com, this _____ day of _____, 2017.

_____
Clerk/DeputyClerk

Exhibit B

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JOHNNY RAY COWDEN** DOCKET NO: **17P65**

*It appearing to the Court that **EUGENE BRANDON COWDEN SR.** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **JOHNNY RAY COWDEN**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **February 9th, 2017**.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JOHNNY RAY COWDEN** as **Executor** of the estate of **EUGENE BRANDON COWDEN SR.**, deceased, and I do further certify that **JOHNNY RAY COWDEN** is still acting **Executor** of the estate of **EUGENE BRANDON COWDEN SR.** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 9th day of February, 2017.

RICHARD R. ROOKER, Clerk

_____ D.C.

201710190107318

EXHIBIT "C"

Being a one-third (1/3) undivided interest in the within described property, said interest having been vested in Eugene Brandon Cowden, Sr. under the Will of John Small Cowden as set forth in the Court record under Docket Number P06-4189 in the Probate Court of Williamson County, Tennessee, a certified copy of the Will being recorded attached hereto as Exhibit D. This being a 1/3 interest of the real property and improvements thereon having been conveyed to John Small Cowden by Deed from Federal Farm Mortgage Corp of record in Book 1237, Page 674 Register's Office of Davidson County Tennessee. The remaining two-thirds (2/3) interest is now vested in Old Mill Partnership, a Tennessee general partnership by Deed from James E. Cowden, being the one and the same as James Cowden of record as Instrument Number 20170110-0002946, Register's Office of Davidson County, TN. The said James E. Cowden having received a one-third (1/3) interest in the said property under the Last Will and Testament of John Small Cowden and the remaining 1/3 interest under the Will of Ruby Store Cowen, the deceased spouse of John Small Cowden. The Last Will and Testament of Ruby Store Cowden having been probated in the Probate Court, Seventh Circuit Court, Davidson County, Tennessee under Docket #P17799 in 2011 to which reference is hereby made.

Exhibit D

FILED
WILLIAMSON COUNTY
2006 JAN -5 AM 11:00
P.06-4189
ENTERED 1-5-06

LAST WILL AND TESTAMENT

OF

JOHN S. COWDEN

I, John S. Cowden, a resident of Williamson County, Tennessee, being of sound mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, and I do hereby revoke and annul all other Wills and Codicils heretofore made, published or declared by me.

FIRST: I direct that my Executrix hereinafter appointed pay all of my just debts, funeral expenses, all fees and expenses incident to the administration of my estate and all estate and inheritance taxes assessed against my estate or against my beneficiaries on account of my death, including such taxes as may be so assessed on account of policies of insurance upon my life or jointly owned property or other property taxable as part of my estate but not coming into the hands of my Executrix, as soon as practicable after my death as expenses of administration and without apportionment or proration among the several beneficiaries, legatees and devisees.

SECOND: I bequeath my tie pin with ruby stone to my son, James Cowden, and I bequeath all my other tangible personal property to my wife, Ruby Lee Cowden, if she survives me. If my wife, Ruby Lee Cowden, does not survive me, I bequeath said tangible personal property equally to my sons, James Cowden and Eugene Cowden.

THIRD: I will, devise and bequeath all the rest, residue and remainder of my property, real, personal and mixed, whatever kind or nature and wheresoever situated, including the proceeds of any life insurance payable to my estate, equally to my wife, Ruby Lee Cowden, if she survives

John S. Cowden

CHANCERY COURT SEAL WILLIAMSON CO. TN
STATE OF TENNESSEE
WILLIAMSON COUNTY
I, THE UNDERSIGNED CLERK & MASTER, DO HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL OF THIS INSTRUMENT FILED IN THIS CAUSE.
Debra Stevens
B. BEELER, Clerk & Master

me; to my son, James Cowden; and to my son, Eugene Cowden. If my wife, Ruby Lee Cowden, does not survive me, I will, devise and bequeath that portion of my residuary estate that would otherwise pass to her equally to my sons, James Cowden and Eugene Cowden.

FOURTH: I appoint my wife, Ruby Lee Cowden, as Executrix of this my Last Will and Testament, and in the event she is unable for any reason to act as Executrix, I appoint my nephew, Fred E. Cowden, Jr., as Executor. I direct that neither my Executrix nor Executor shall be required to give bond for the faithful performance of their duties.

FIFTH: With respect to the administration of my estate, I authorize my Executrix, or my successor Executor, in the exercise of a reasonable discretion with respect to all property, real and personal, and at any time forming part of my estate, to exercise any and all powers set forth in Section 3 of Chapter 110 of the Tennessee General Assembly of 1963, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied verbatim.

IN WITNESS WHEREOF, I have hereunto set my hand on the 19 day of June, 1990, to this Will, consisting of three (3) typewritten pages, each of which bears my signature.

JOHN S. COWDEN

THE SEAL CHANCERY COURT WILLIAMSON CO. TN

201710190107318

Signed by the said John S. Cowden as and for his Last Will and Testament, in the presence of us, the undersigned, who at his request and in his sight and presence and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses, being satisfied that the said John S. Cowden is a person of sound mind, on this 19 day of June, 1990.

WITNESSES:

ADDRESSES:

3985 Old Hickory Blvd.

130 Cambridge Court

STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT OF ATTESTING WITNESSES

We, the undersigned, witnesses to the foregoing Last Will and Testament to which this is attached, being more than eighteen (18) years of age and having no interest in said estate, do depose and make affidavit that JOHN S. COWDEN, on the 19 day of June, 1990, produced the said Last Will and Testament an acknowledged it to be his Last Will and Testament and signed the same in our sight and presence, and we, at his request and in his sight and presence, signed said Last Will and Testament in the sight and presence of each other, and at said time we considered the said John S. Cowden to be of sound and disposing mind and memory and knew him to be eighteen (18) year of age or older.

WITNESSES:

Sworn to and subscribed before me this 19th day of June, 1990.

Notary Public

My Commission Expires: 7-13-91

John S. Cowden

CHANCERY COURT SEAL WILLIAMSON CO. TN

201710190107318

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

