Bill Garrett Davidson County
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20171103-0113203

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. **17P-1429**.

ESTATE OF HOWARD FREDERICK PETTUS

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 14th day of September in the year Two Thousand and Seventeen.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE: THE ESTATE OF	)	
HOWARD FREDERICK PETTUS	)	
DECEASED,	)	
	)	**No. 17P-1429**
	)	
PATRICIA F. DUMAS	)	
PETITIONER.	)	

FILED

SEP 14 2017

RICHARD R. BOOKER, Clerk
By _____ Deputy

ORDER OF PROBATE FOR MUNIMENT OF TITLE TO REAL ESTATE

THIS CAUSE came on to be heard on the 14th day of September, 2017, upon the Petition of PATRICIA F. DUMAS. Petitioner has filed a document purporting to be the Last Will and Testament of HOWARD FREDERICK PETTUS, deceased, and requested that it be admitted to probate and recorded as the Last Will and Testament of the Decedent for muniment of title to real estate only with no formal administration of the Decedent's estate being undertaken at this time.

Whereas, the Petitioner produced to the Clerk of the Probate Court, the paper writing purporting to be the Last Will and Testament of HOWARD FREDERICK PETTUS, said paper writing having a date of November 6, 1998, and having the name HOWARD FREDERICK PETTUS, deceased. The document was signed by HOWARD FREDERICK PETTUS, as Testator, and was subscribed by LEILA ANN PUMPHREY, PATSY ANN CARPENTER and HENRY H. CARPENTER, JR., as witnesses thereto. The Attorney for the Petitioner has requested that said paper writing be admitted to probate and be recorded as the Last Will and Testament of the said HOWARD FREDERICK PETTUS, deceased.

Whereas, the Court finds ~~from the statements of counsel~~ that said paper writing having the date of November 6, 1998, and signed by HOWARD FREDERICK PETTUS, was intended to be his last Will and Testament. The Court further finds that said Will was properly witnessed and subscribed thereto by the aforesaid LEILA ANN PUMPHREY, PATSY ANN CARPENTER and HENRY H. CARPENTER, JR.. The Court further finds that HOWARD FREDERICK PETTUS, was at the time of execution of said Will, of sound mind and disposing memory and was more than eighteen years of age at the time of his death and a resident of Davidson County, Tennessee.

Whereas, it appearing to the Court that the Decedent died on July 6, 2017 and further that the Decedent's wife predeceased him on May 23rd, 2013.

~~Whereas, the Court finds that the Last Will and Testament of the Decedent specifically devised and bequeathed to the decedent's wife, "*all of my property, real, personal or mixed, which I may own or have the right to dispose of at the time of my death, to her absolutely.*" But in the event that his wife predeceases him, that he "*give, devise and bequeath all my property in equal portions to my two (2) surviving children, Patricia Freddylane Dumas, and John Robert Pettus.*"~~

Whereas, the Court finds that at the time of the Decedent's death, the Decedent owned property located at 6404 Edsel Drive, Nashville, TN 37209; more specifically described as follows:

Land in Davidson County, Tennessee being Lot No. 261on the Map of Charlotte Park Subdivision, Section IV, as of record in Book 2663, page 71, Register's Office for said County.

Said Lot No. 261 begins at a point in the southeasterly margin of Foundry Drive; thence south 63 degrees 05 minutes east 147.6 feet to a point; thence southwesterly 83.5 feet to a point in the northeasterly margin of Edsel Drive; thence with said Drive northwesterly 120.3 feet to the beginning of a curve: thence around said curve northerly

40.2 feet to a point in the southeasterly margin of Foundry Drive; thence northeasterly with said Drive, 62.0 feet to the beginning.

Being the same property convey to Howard F. Pettus and wife, Johnnie Pettus by deed from Richmond Construction Company, Inc. of record in Book 2958, Page 497, Register's Office for Davidson County, Tennessee.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the aforesaid paper writing dated November 6, 1998, presently on file with the Court, is the true, whole and Last Will and Testament of **HOWARD FREDERICK PETTUS**, deceased, and the same is hereby admitted to probate as such and the Clerk of the Court is hereby directed to file and record the same for the purpose of establishing muniment of title to the real property and personal property owned by the Decedent only, pursuant to T.C.A. §32-2-11.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that ~~the~~ the only beneficiaries of the will are (4) ~~aforementioned real property located at 6404 Edsel Drive, Nashville, TN 37209, shall divest to~~ the decedent's two surviving children, Patricia Freddylane Dumas and John Robert Pettus.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that unless otherwise necessitated, no formal administration of this estate is or shall be required.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this matter shall be closed without further Order.

IT IS SO ORDERED.

Entered this the 14th day of September, 2017.

SCOTT PILKINTON
PROBATE SPECIAL MASTER

APPROVED FOR ENTRY:

Jad A. Duncan BPR #24404
Attorney for Petitioner
Hamilton, Gorham & Duncan, PLLC
161 Belle Forest Circle
Nashville, Tennessee 37221
(615) 297-1062
(615) 646-3350 FAX
jduncan@hgdlegal.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the attached document(s) have been forwarded, via U.S. Mail, postage prepaid to the legatees and devisees listed below on this, the 31st day of August, 2017.

Patricia F. Dumas (Daughter)
1775 Theresa Drive
Clarksville, Tennessee 37043

Howard Bryan Pettus (Grandson)
604 Collins Crest Court
Nashville, Tennessee 37221

John Robert Pettus (Son)
825 Overhill Dr.
Redding CA 96001

Jason Pettus (Grandson)
2931 Meadow Ridge Court
Bowling Green, Kentucky 42104

Jad A. Duncan, BPR #24404

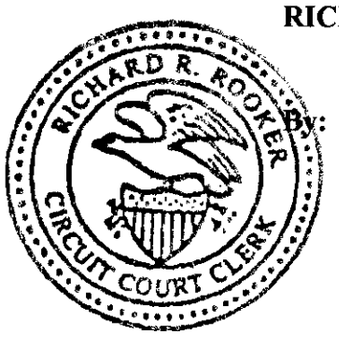
STATE OF TENNESSEE

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 **LAST WILL AND TESTAMENT** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **17P-1429**.

ESTATE OF HOWARD FREDERICK PETTUS

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 14th day of September in the year Two Thousand and Seventeen.

RICHARD R. ROOKER, Clerk



By: _____
Deputy Clerk

MP1429
FILED
SEP 14 2017
RICHARD R. ROOKER, Clerk
By _____ Deputy

Last Will and Testament

I, Howard Fredrick Pettus, a resident of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all former Wills and Codicils at any time heretofore by me made.

ARTICLE I

I direct that all my just debts including funeral expenses and expenses of the administration of my estate be paid by my Executrix out of any funds or property left by me at my death.

ARTICLE II

If my beloved wife, Johnnie Ardelia Pettus, should survive me by more than thirty (30) days, then I give, devise and bequeath all of my property, real, personal or mixed, which I may own or have the right to dispose of at the time of my death, to her absolutely. If my wife, Johnnie Ardelia Pettus fails to survive me by more than thirty (30) days than I give, devise and bequeath all my property in equal portions to my two (2) surviving children, Patricia Freddylane Dumas, and John Robert Pettus. I have made no provision for our deceased son, James Howard Pettus, not because I do not love him but because he has already predeceased me. Should Patricia Freddylane Dumas or John Robert Pettus predecease me, then their share, if any, shall pass to the survivor of the two.

(H.F.P.)
H.F.P.

Witnesses

ARTICLE III

I nominate and appoint my daughter, Patricia Freddylane Dumas, as Executrix of this my Last Will and Testament and direct that no security of bond be required of the Executrix for the faithful performance of her duties as Executrix. If my daughter Patricia is unable, unwilling or later ceases to serve as Executrix for any reason, I nominate and appoint my son John Robert Pettus as the Executor of my Last Will and Testament.

ARTICLE IV

All the rest, residue and remainder of my estate, of whatever kind or wherever located shall pass in the same manner as the property devised in Article II. It is my intention that no portion of my estate pass by intestacy.

ARTICLE V

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of November, 1998, and do publish and declare this as my Last Will and Testament, in the presence of each and all of the subscribing witnesses whom I have requested to act as such by signing their names as attesting witnesses in my presence and in the presence of each other, and by signing the Affidavit below pursuant to the provisions of T.C.A. 32-211.

Howard F Pettus

Witnesses:

Leila Ann Humphrey

Helen Ann Carpenter

Henry H Carpenter Jr

(H.F.P.)
H.F.P.

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make oath that Howard Fredrick Pettus, on the day and date above written, declared and signified to us that this instrument is his Last Will and Testament; that he then signed said instrument in our sight and presence; that we, at his request and in his sight and presence, and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution the testator was more than 18 years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more than 18 years of age, make and sign this Affidavit at the testator's request on the day and date above written.

Leila Ann Pumphrey

Patsy Ann Carpenter

Henry H Carpenter Jr

Sworn to and subscribed before me this 5th day of November, 1998.

Connie E. Calvert
Notary Public

My commission expires:
05/27/2000

(H.F.P.)
H.F.P.