Bill Garrett Davidson County
ORDER
Batch# 103231 11 pgs
06/12/2018 08:47:51 AM
Fees: $57.00 Taxes: $0.00
20180612-0056117

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** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **18P935**.

ESTATE OF WILLIAM ALLEN BREWER

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 7th day of June in the year Two Thousand and Eighteen.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

By: _____
Deputy Clerk

IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
SEVENT DIVISION, AT NASHVILLE

FILED
JUN 07 2018
D.R. ROOKER, Clerk
By Deputy

IN RE: THE ESTATE OF WILLIAM ALLEN BREWER,	)	
Deceased,	)	Case No. 18P935
BOBBIE L. BREWER,	)	
Petitioner.	)	

ORDER TO ADMIT LAST WILL AND TESTAMENT TO ESTABLISH A MUNIMENT OF TITLE TO REAL ESTATE

This cause came to be heard on June 7, 2018 before the Davidson County Circuit Court, Probate Division, upon the Petition to Admit Last Will and Testament to Establish a Muniment of Title to Real Estate filed by Bobbie L. Brewer. The Last Will and Testament of William Allen Brewer, also known as William A. Brewer, (hereinafter "Decedent"), was presented to the Court, along with affidavits of each of the subscribing witnesses to Decedent's Will. Based upon the Petition and the record as a whole, the Court finds as follows:

1. Decedent died testate on May 12, 2018 and was a resident of Davidson County, Tennessee at the time of his death.

2. Decedent owned the following real property located in Davidson County, Tennessee:

A. 5905 Cane Ridge Road, Antioch, TN 37013 (hereinafter "5905 Cane Ridge Road"). The deed to evidence title to 5905 Cane Ridge Road appears of record in Deed Book 9986, page 507, Register's Office for Davidson County, Tennessee. The Map and Parcel ID is 18200017600.

B. 104 Rolynn Drive, Nashville, TN 37210 (hereinafter "104 Rolynn Drive"). The deed to evidence title to 104 Rolynn Drive appears of record as Instrument No. 20131108-0116041, Register's Office for Davidson County, Tennessee. The Map and Parcel ID is 11910006600.

C. 4105 Eastview Drive, Nashville, TN 37211 (hereinafter "4105 Eastview Drive"). The deed to evidence title to 4105 Eastview Drive appears of record as Instrument No. 20081024-0106504, Register's Office for Davidson County, Tennessee. The Map and Parcel ID is 14815024800.

D. 2818 Druid Drive, Nashville, TN 37210 (hereinafter "2818 Druid Drive"). The deed to evidence title to 2818 Druid Drive appears of record as Instrument No. 20160708-0070153, Register's Office for Davidson County, Tennessee. The Map and Parcel ID is 11910012900.

3. There are no assets to administer in probate court.

4. It is appropriate to establish a muniment of title to real estate.

THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED THAT:

1. That said Last Will and Testament of William Allen Brewer be admitted to probate and filed with the Clerk of the Probate Court for Davidson County, Tennessee for the limited purpose of establishing a muniment of title to the real estate owned by **William Allen Brewer** (also known as **William A. Brewer**) at the time of his death in to the name of **Bobbie L. Brewer**, pursuant to the Decedent's Will. A copy of the Last Will and Testament of William Allen Brewer is attached hereto and incorporated herein by reference as if set forth herein at length verbatim, along with copies of the affidavits of each subscribing witness to Decedent's Will.

2. No letters testamentary are granted and no further administration is ordered by the

Court.

3. Any outstanding costs are assessed to the Petitioner, for which execution may issue, if necessary.

ENTER this 7th day of June, 2018.

PROBATE MASTER

APPROVED FOR ENTRY BY:

STEVENS & STEVENS, PLLC

ROBERT S. STEVENS, BPR # 028097
Attorney for Bobbie L. Brewer
313 Enon Springs Road East
Smyrna, TN 37167
(615) 459-6135 (phone)
(615) 459-3119 (fax)

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order to Admit Last Will and Testament to Establish a Muniment of Title to Real Estate was sent by U.S. mail to the following individuals on this the 7th day of June, 2018:

Randy Allen Brewer
104 Rolynn Drive
Nashville, TN 37210

William Dewayne Brewer
5905 Cane Ridge Road
Antioch, TN 37013

Michael Allen Brewer
4105 Eastview Drive
Nashville, TN 37211

ROBERT S. STEVENS

18P935

Last Will and Testament

FILED

JUN -7 2018

RICHARD R. ROOKER, Clerk
By _____ Deputy

OF

WILLIAM ALLEN BREWER

I, **WILLIAM ALLEN BREWER,** a resident of 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 all former Wills and Codicils made by me.

I.

I direct that all of my just debts, funeral expenses, including the cost of a suitable monument for my grave, all estate, inheritance and other taxes, and the costs of administration of my estate be paid as soon as practicable after my death. However, in the event that any property or interest in property passing under this Will, by operation of law, or otherwise by reason of my death, shall be encumbered by mortgage or lien, or shall be pledged to secure any obligation (whether the property or interest in property so encumbered or pledged shall be owned by me jointly or individually), I hereby empower my Personal Representative, in its sole discretion, to determine whether to pay the debt in full at my death or whether to allow the devisee, legatee, joint owner taking by survivorship, or beneficiary receiving such property or interest in property to take it subject to all encumbrances existing at the time of my death. I further hereby direct that any real property in which I have an ownership interest at my death be administered as part of the estate subject to the control of my Personal Representative pursuant to Tennessee Code Annotated Section 31-2-103.

My Personal Representative, in its sole discretion, may pay from my domiciliary estate all or any portion of the cost of ancillary administration and similar proceedings in other jurisdictions.

II.

I hereby give, devise, and bequeath all my real and personal property that I may own at my death to my wife, **BOBBIE L. BREWER**, provided that she survives me. In the event she predeceases me, then I hereby devise and bequeath to my son, **MICHAEL ALLEN BREWER.**

III.

In the event that I might have any policies of insurance upon my life, the beneficiaries of which might have predeceased me, or if we might have died in a common accident or disaster, making it impossible to determine who shall have survived whom, it is my will that all of the proceeds from said insurance policies shall be distributed as part of my regular estate under this my Last Will and Testament. This also applies to any bank accounts or securities which I might own jointly with others.

IV.

At my death there might be a list of tangible personal property and a designation as to the persons I direct said property to be given. I direct that such list, which shall be in my own handwriting, dated and signed by me, and found among my important papers, be considered as a Holographic Codicil to this my Last Will and Testament and complied with by my personal representative herein appointed. I direct that the terms and conditions set forth in said list shall be

binding upon my personal representative, beneficiaries and heirs, and that said designations shall be considered as specific bequests of said property to the designated persons. I direct that said list of tangible personal property be considered as testamentary in nature, but need not be submitted to probate unless any of the beneficiaries of this my Last Will and Testament demand the same be accomplished. I direct that my Personal Representative shall deliver the items on said list of tangible personal property to the person whose name appears opposite each item listed.

V.

If any provisions of this my Last Will and Testament are unenforceable, the remaining provisions shall nevertheless be carried into effect.

For the payment of debts, any taxes imposed by reason of my death, funeral and administration expenses, and for convenient management, division and settlement of my estate, I give and grant to my Personal Representative and any substitute(s) herein named, her survivors and successors, the following powers, duties and discretions, in addition to those now or hereafter conferred by law, which shall be exercised in their discretion in any capacity to which such powers may be applicable:

> Pursuant to the provisions of Tennessee Code Annotated Section 35-50-109, I do hereby incorporate by reference the language contained in the introductory paragraphs of Tennessee Code Annotated, Section 35-50-110, and sub-paragraphs "1" to "32", inclusive, out of said Section 35-50-110, as provided therein, at the date of this Will, and completely as if set out verbatim herein.

VI.

My Personal Representative may make payments or distribute property hereunder on behalf of any beneficiaries who may be minors or who, in their opinion, are mentally or physically disabled, to any person having the care or control of, or with whom said beneficiaries reside, or to any other person they may deem proper in their sole and absolute discretion, or directly to any beneficiary, without the necessity of intervention of a legally appointed guardian, and without any duty on their part to supervise or inquire into the application thereof; and they may also apply funds directly for the care, support or education of such beneficiaries.

VII.

I hereby nominate and appoint my wife, **BOBBIE L. BREWER**, Personal Representative, to serve without bond under and of this my Last Will and Testament. In the event my wife is unable or unwilling to serve as Personal Representative of this Last Will and Testament, then I hereby nominate and appoint my son, **MICHAEL ALLEN BREWER**, Personal Representative of to serve without bond under and of this Last Will and Testament and.

VIII.

I hereby relieve any and all Personal Representatives of the necessity of filing any accounts whatsoever in the Court pursuant to the provisions of Tennessee Code Annotated, Section 30-2-601, and further do waive the making of any inventory to the Court in which my estate is being administered pursuant to the provisions of Tennessee Code Annotated, Section 30-2-301. No fiduciary shall be require to furnish bond.

IX.

I hereby give my said Personal Representative, or the substitute herein named, full power and authority to sell, at such time or times as she, in her absolute discretion, shall deem best for the purpose of paying any expenses, taxes, or claims against my estate, and for carrying out any other provisions of this my Last Will and Testament and without order of court, any property, real, personal, or mixed, belonging to my estate. I also give my Personal Representative full power and authority to settle and compound any claims whether in favor of or against my estate, as my said

Personal Representative shall deem best and, for the purposes aforesaid, to execute and deliver all proper and necessary conveyances and to give full receipts and discharges.

X.

The Personal Representative or the substitutes herein named and beneficiaries receiving assets under or outside of my Will may rely upon my records as to the income tax cost basis of assets which I own at the time of my death and may rely upon my records and copies of tax returns for any gifts which I have made. In the event that any party determines that such records are inadequate, or if I have no records, the only duty placed upon the Personal Representative and Trustee, and the attorney and accountant assisting them, is to use a reasonable effort to ascertain correct information. I understand that they may be entitled to additional compensation if verification or reconstruction of records is necessary, based upon the time and responsibility assumed. When a reasonable effort has been made, they shall be protected from the questions and claims of any beneficiary or other party having an interest therein or who may rely thereon.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and two (2) preceding typewritten page, and for the purpose of identification I have signed each such page, all in the presence of the persons witnessing it at my request on this _____ day of _____, 2018, at ~~Tullahoma~~ Nashville, Tennessee.

WILLIAM ALLEN BREWER

The foregoing instrument, consisting of this and three (3) preceding typewritten pages, was signed, sealed, published and declared by **WILLIAM ALLEN BREWER**, the Testatrix, to be her Last Will and Testament, in our presence, and we, at her request and in her presence and in the presence of each other, having hereunto subscribed our names as witnesses, this 14 day of _____, 2018, at Tullahoma, Tennessee.

Katharine Lemon RN residing at UMC 2300 Patterson St. Nashville TN 3720[illegible]

Chris Lauth residing at 2818 Braid Dr
Nashville, TN 37210

AFFIDAVIT BY WITNESSES TO WILL

_____ of _____ and

_____ of _____ after being duly sworn according to law, depose and say:

1. That they are adult citizens of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of **WILLIAM ALLEN BREWER**, dated _____, 2018, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testatrix and in accordance with Tennessee Code Annotated, Section 32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testatrix was, in their opinion, of sound mind and memory.

_____

_____

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 4th day of MAY, 2018.

_____
NOTARY PUBLIC

My commission expires:
8.18.18

Copy

STATE OF TENNESSEE)
ss:
COUNTY OF DAVIDSON)

FILED
2018 MAY 29 AM 8:50
RICHARD R. ROOKER, CLERK

AFFIDAVIT OF SUBSCRIBING WILL WITNESS

For the purposes expressed in Tennessee Code Annotated §§ 32-1-104 and 32-2010, as enacted by the General Assembly of the State of Tennessee, the undersigned individual, **Christopher Faust**, first being duly sworn, deposes and says:

1. That on May 4, 2018, I witnessed William Allen Brewer execute his Last Will and Testament at Centennial Medical Center in Nashville, Tennessee. William Allen Brewer is now deceased.

2. In addition to myself, Katharine Herndon was also a subscribing witness to the said Last Will and Testament.

3. Prior to executing the document, William Allen Brewer signified and declared to Katharine Herndon and myself that the instrument he was about to sign was in fact his Last Will and Testament. William Allen Brewer signed and published the Last Will and Testament in our presence and sight; and I, at his request and in his presence and sight, and in the sight of the other witness, subscribed my name to the Last Will and Testament as an attesting witness.

4. At the time of the execution of the Last Will and Testament by William Allen Brewer, he was of sound and disposing mind and memory and was more than 18 years old.

CHRISTOPHER FAUST

SWORN to and subscribed to before me on this the 21 day of May, 2018.

Notary Public

My Commission Expires: Heather Carpenter Commission Expires March 8, 2021

HEATHER CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Copy

FILED
2018 MAY 29 AM 8:49
RICHARD R. ROOKER, CLERK
D.C.

STATE OF TENNESSEE)
ss:
COUNTY OF DAVIDSON)

AFFIDAVIT OF SUBSCRIBING WILL WITNESS

For the purposes expressed in Tennessee Code Annotated §§ 32-1-104 and 32-2-110, as enacted by the General Assembly of the State of Tennessee, the undersigned individual, **Katharine Herndon**, first being duly sworn, deposes and says:

1. That on May 4, 2018, I witnessed William Allen Brewer execute his Last Will and Testament at Centennial Medical Center in Nashville, Tennessee. William Allen Brewer is now deceased.

2. In addition to myself, Christopher Faust was also a subscribing witness to the said Last Will and Testament.

3. Prior to executing the document, William Allen Brewer signified and declared to Christopher Faust and myself that the instrument he was about to sign was in fact his Last Will and Testament. William Allen Brewer signed and published the Last Will and Testament in our presence and sight; and I, at his request and in his presence and sight, and in the sight of the other witness, subscribed my name to the Last Will and Testament as an attesting witness.

4. At the time of the execution of the Last Will and Testament by William Allen Brewer, he was of sound and disposing mind and memory and was more than 18 years old.

KATHARINE HERNDON

SWORN to and subscribed to before me on this the 23 day of May, 2018.

Notary Public

My Commission Expires: May 5th 2020

LAWANDA PIRTLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN