THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Bill Garrett Davidson County
Batch# 121387 **DEEDQC**
07/27/2018 10:06:02 AM 17 pgs
Fees: $87.00 Taxes: $0.00

20180727-0073336

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 7th day of April, 2018.

Notary Public
My Commission Expires: 1-5-2019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills:	Map & Parcel Nos.
Teresa Foster Brooks Trust c/o Joan Marian Foster, Trustee 1833 Stonewater Drive Hermitage, TN 37076	Same	MAP 71-16 PAR. 361

For and in Consideration of $10.00 cash in hand, William Leon Foster, unmarried, and Joan Marian Foster, unmarried, quitclaim all of their interest to the Teresa Foster Brooks Trust, under docket number 17P2120, Probate Court for Davidson County, Tennessee, in and to the following tract of land, situated, and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southerly margin of North 6th Street, said concrete monument located at the common front corner of Lot Nos. 5 and 6; thence along the line between Lots Nos. 5 and 6 in a southwesterly direction, 93.4 feet to a concrete monument at the corner of Lots Nos. 5, 6, and 7; thence along the lines between Lots Nos. 6 and 7, in a westerly direction 102.4 feet to a point in the easterly margin of North 5th Street, said point being the common front corner of Lots Nos. 6 and 7; thence along the said margin of said Street, in a northeasterly direction and passing a concrete monument at 26.88 feet, a total distance of 73.68 feet to a concrete monument at the beginning at a curve to the right; thence around said curve in a northeasterly direction, 39.27 feet to a concrete monument in the southerly margin of North 6th Street; thence along said margin of said Street in a southeasterly direction, 78.0 feet to the point of beginning.

Being the same property conveyed to Teresa F. Brooks by Warranty Deed from Felicia Cunningham Darrington Cunningham, Doyle Cunningham, Delia Cunningham, Arthur Odell Cunningham, III, Christina Cunningham, Marcus Cunningham and Shanta Cunningham of record in Instrument No. 20130318-0026518, said Register's Office. Teresa F. Brooks died on May 3, 2017, unmarried, a resident of Davidson County, Tennessee. A copy of the order admitting the estate to probate, her Last Will and Testament, and Codicil thereto, TennCare release, and death Certificate are attached hereto.

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

This is improved property known as 1324 North 6th Street, Nashville, TN 37207

Witness my signature on this the 17 day of April, 2018.

Joan Marian Foster

Witness my signature on this the 23rd day of May, 2018.

William Leon Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joan Marian Foster, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 17th day of April, 2018.

My Commission Expires:

1-8-2019

ELAINE P. CRIGLER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JAN 8, 2019 My Commission

Notary Public

STATE OF PENNSLVANIA
COUNTY OF Lackawanna

Personally appeared before me, a Notary Public, William Leon Foster, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 23rd day of May, 2018.

My Commission Expires:

May 23, 2021

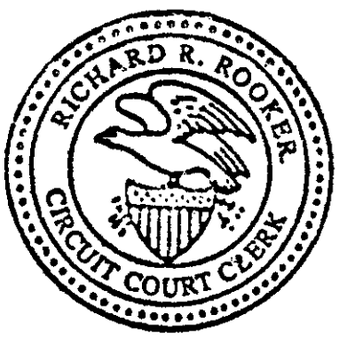
Notary Public

Commonwealth of Pennsylvania
Notarial Seal
JENNIE CONTRERAS – Notary Public
CITY OF SCRANTON, LACKAWANNA COUNTY
My Commission Expires May 23, 2021

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 PETITION ORDER - TRUST heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 10 day of JANUARY, 2018, in Docket Number 17P2120, IN RE: TERESA FOSTER BROOKS TRUST, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 09 day of JULY in the year 2018 and in the 242 year of American Independence.



RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

FILED
JAN 10 2018
DAVID RICKETTS, Clerk
By D. Williams D.C.

IN MATTER OF:)
TERESA FOSTER BROOKS TRUST) DOCKET NO.: 17P-620

ORDER

This cause came to be heard on the 10th day of January, 2018, before the Honorable Randy Kennedy, Judge, upon petition to establish the Teresa Foster Brooks Trust. The Court found that Teresa Foster Brooks Trust was established by the Last Will and Testament of Teresa Foster Brooks, the said document being dated June 10, 2013. The Court further found that the Last Will and Testament of Teresa Foster Brooks was admitted to Probate under docket number 17P620 on August 23, 2017. The Court further found that the decedent nominated and appointed Joan Marion Foster to serve as the Trustee of the Teresa Foster Brooks Trust. Further, the Court found that the decedent directed in her role as Trustee, Joan Marion Foster would not be required to post bond or to file an annual accounting.

It is therefore **ORDERED** that the Teresa Foster Brooks Trust is hereby established and the Clerk of the Probate Court for Davidson County, Tennessee shall open a file for the supervision of this trust after the estate of Teresa Foster Brooks has been closed. Joan Marion Foster shall serve as Trustee without bond and annual accountings are waived.

Enter this the 10th day of January, 2018.

Randy Kennedy, Judge

APPROVED FOR ENTRY:

Martha Child

Martha Child, #7213
Attorney for Petitioner
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

CERTIFICATE OF SERVICE

I hereby certify that I have served a true and exact copy of the foregoing by postage prepaid mail upon Logan Elizabeth McMurry and Lauren Denice McMurry (minor children), c/o Joan McMurry, 5418 Pisano Street, Mt. Juliet, TN 37122 and upon Joan Marion Foster, 1833 Stonewater Drive, Hermitage, TN 37076 on this the 10 day of January, 2018.

Martha Child

Martha Child

Last Will and Testament

FILED
AUG 23 2017
RICHARD R. ROOKER, Clerk
By _____ Deputy

OF

TERESA FOSTER BROOKS

I, **Teresa Foster Brooks**, a resident of Davidson County, Tennessee, being of sound and disposing mind and memory, and above the age of 18 years, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all wills, or codicils to wills heretofore made by me.

I.

I name and appoint **Joan Marian Foster**, as personal representative of this, my Last Will and Testament, and request that she not be required to make bond for the faithful performance of her duties. Further, I waive the requirement that my personal representative file an inventory or make an annual accounting to the Court.

II.

I direct that all debts that shall be legally owing by me, my funeral expenses, and the expenses of the administration of my Estate be paid by my personal representative as soon as practicable except that as to any debt secured by real estate, whether by mortgage or any other security instrument, my personal representative may pay such debt or allow such real estate to pass subject to such debt. I further direct my personal representative to pay all estate, inheritance and death taxes that shall be imposed by reason of my death, including such taxes on proceeds of insurance on my life, whether or not the property, transfer or proceeds with respect to which said taxes are levied as a part of my Testamentary Estate at my death.

III.

SPECIFIC BEQUESTS

1. I give, devise and bequeath the real property I own, located at 1329 North 6th Street, Nashville, TN 37207, jointly to Joan Marian Foster and Joan Brooks McMurry, to create in them a joint tenancy with the right of survivorship. At the death of the survivor of them, I direct that this property shall be vested in Logan Elizabeth McMurry and Lauren Denice McMurry as joint tenants if they have attained the age of thirty (30). If they have not attained the age of 30, then this property shall become vested in the Teresa Foster Brooks Trust to be hereinafter established.

2. I give, devise and bequeath the property I own, located at 816 Joseph Avenue, Nashville, Tennessee 37207, and 1324 North 6th Street, Nashville, Tennessee 37207, to William Leon Foster and Joan Marion Foster, the

Foster and William Leon Foster. Each of them are to receive 25% of net proceeds from any such sale of the property(s). The other 50% of net proceeds are to be deposited in the Teresa Foster Brooks Trust as will hereinafter be established.

3. All funds and/or securities which I may own at the time of my death which are held by ~~UBS Financial Services~~ Region Bank, are to be placed in and become a part of the Teresa Foster Brooks Trust.

4. I give and devise my ~~1995 Ford Ranger~~ 2016 Frontier vehicle to William Leon Foster.

5. I give and devise my ~~2002 Avalon~~ 2015 RV 4 automobile to Joan Brooks McMurry.

6. I give and devise my power tools to William Leon Foster, as he may have first choice of said tools if he does not want all of them.

7. At the time of writing this will, I have funds in the ~~Metro Police Credit Union~~. I direct that these funds be handled by Joan Marion Foster for the use and benefit of Joan Brooks McMurry. I direct that Joan Marion Foster shall ~~have sole discretion in the use and handling of these funds~~.

8. Any other property, real and or personal, including funds and/or securities are to be deposited or transferred to the Teresa Foster Brooks Trust. Addendum enclosed

TERESA FOSTER BROOKS TRUST

a. Beneficiary. The beneficiaries of this trust shall be my twin granddaughters, Logan Elizabeth McMurry and Lauren Denice McMurry.

(b). Duration and terms. Until my said grandchildren have attained the age of thirty (30), this trust shall remain in full force and effect for their use and benefit under the following terms and conditions:

(1). Purpose. My primary concern in the establishment of this trust is that my granddaughters, the beneficiaries hereunder, be afforded educational and professional opportunities suited to their abilities and inclinations. I also direct the funds in this trust may be used for medical emergencies as they may affect the said beneficiaries. These funds may not be used for everyday usual living expenses, but the use thereof is to be limited for those purposes as stated in the first sentence of this paragraph.

(2). Encroachment. The Trustee may encroach upon the corpus of this trust if the Trustee deems such encroachment advisable for the medical needs or educational opportunities for the beneficiaries.

(3). Termination. This trust will terminate upon the beneficiaries hereof attaining the age of thirty (30) and the Trustee shall distribute the corpus if this trust to the beneficiaries in equal shares at that time

performance of her duties. I further appoint Sandra Medearias of Nashville, Tennessee as Alternate Trustee hereunder in the event Joan Marion Foster is unable or unwilling to serve as said Trustee.

IV.

The powers, duties, obligations, restrictions and conditions governing the Executrix of my Estate shall, where applicable, include but not be limited to those enumerated in Tennessee Code Annotated, Section 35-50-110, paragraphs (1) through (31), inclusive, which are hereby incorporated by reference into this instrument.

In TESTIMONY WHEREOF, I have hereunto set my signature on this 10 day of June, 2013.

Teresa Foster Brooks
TERESA FOSTER BROOKS

SIGNED by the said Teresa Foster Brooks, as and for her Last Will and Testament, in the presence of us, the undersigned, who at her request, and in our sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses on the day and date first above written.

Kimberly S Jarrett
Witness

Nashville, TN.
Address

Brenda J Rutherford
Witness

Nashville, Tn
Address

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Kimberly S. Jarratt and Wendie J. Rutherford being first duly sworn, make oath that the foregoing Last Will and Testament was signed by **Teresa Foster Brooks**, as and for her Last Will and Testament, and at that time acknowledged, published and declared by her to be her Last Will and Testament in the sight and presence of us, the undersigned, who at her request and in her sight and presence, and in the sight and presence of each other, subscribed our names as attesting witnesses on the ____day of June, 2013, in Davidson County, Tennessee, and we further make oath that the Testator was of sound mind and disposing memory on said date an did not appear to be under any undue influence and was more than eighteen (18) years of age; and that each of the witnesses was more than eighteen (18) years of age.

Kimberly S Jarratt
WITNESS

Wendie J Rutherford
WITNESS

SWORN TO and SUBSCRIBED before me this 10 day of May, 2013

ROBERT F. SPANN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-20-14

I, Teresa Foster Brooks, a resident of Davidson County, Tennessee, do make, publish and declare this to be the First Codicil to the Last Will and Testament executed by me on May 10, 2013

By _____ Deputy

Article I is amended by adding Priscilla L. Foster as Co-Personal representative.

Article III of my Last Will and Testament is hereby revoked and in lieu thereof substitute the following:

1. I give, devise and bequeath the real property I own, located at 1329 North 6th Street, Nashville, TN 37207, joint to Joan Marian Foster and Joan Brooks McMurry, to create in them a joint tenancy for life. At the death of the survivor of them, I direct that this property shall be vested in Logan Elizabeth McMurry and Lauren Denice McMurry as joint tenants if they attained the age of thirty (30). It they have not attained the age of thirty (30), then this property shall become vested in the Teresa Foster Brooks Trust to be hereinafter established.
2. I give, devise and bequeath the property I own, located at 816 Joseph Avenue, Nashville, TN 37207, and 1324 North 6th Street, Nashville, TN 37207, to William Leon Foster and Joan Marian Foster, an undivided fifty (50%) percent interest in the properties and each shall be entitled to fifty (50%) percent of the total net income from the properties. William Leon Foster and Joan Marian Foster shall have the right to sell either or both properties. Should they sell said property(s), the net proceeds there from is to be divided as follows: twenty-five (25%) percent of the net proceeds to Joan Marion Foster, twenty-five (25%) percent of the net proceeds to William Leon Foster. The other fifty (50%) percent of the proceeds to the Teresa Foster Brooks Trust as will hereinafter be established.
3. Paragraph three (3) of the Will remain the same without changes.
4. I give and devise my ~~1995 Ford Ranger~~ 2016 Frontier vehicle to William Leon Foster; if I should replace this vehicle then William Leon Foster shall receive the replacement vehicle.
5. I give and devise my 2015 RAV 4 automobile to Joan Brooks McMurry; if I should replace this vehicle then Joan Brooks McMurry shall receive the replacement vehicle.

6 Paragraph six (6) of the Will remain the same without changes

Joan Brooks McMurry. I direct that Joan Marian Foster shall have sole discretion in the use and handling of these funds.

(b) I bequeath to Priscilla L. Foster $50,000.00.

8. Any other property remaining, whether real or personal, including funds and/or securities are to be deposited or transferred to the Teresa Foster Brooks Trust.

In all other respects I ratify and confirm all of the provisions of my said Last Will and Testament dated May 10, 2013.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this the First Codicil to my Last Will and Testament, all in the presence of the persons witnessing it at my request on this the 31 day of March, 2015, at Nashville, Tennessee.

Teresa Foster Brooks
TERESA FOSTER BROOKS

The foregoing instrument was signed, sealed, published and declared by Teresa Foster Brooks, the Testatrix, to be the First Codicil to her Last Will and Testament. In our presence, and we at her request and in her presence and in the presence of each other have hereunto subscribed our names as witnesses this 31 day of March, 2015, at Nashville, Tennessee.

Ronald K. Nevin
Witness (Print)

Ronald K. Nevin
Signature

404 James Robertson Pt. Ste 1850
Street Address

Nashville TN. 37219
City, State, Zip

Carmon B Presley
Witness (Print)

Carmon B Presley
Signature

404 James Robertson Pkwy, Suite 1850
Street Address

Nashville, TN 37215
City, State, Zip

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, the undersigned attesting witnesses to the foregoing Last Will and Testament of **TERESA FOSTER BROOKS**, at her request, do make and sign this Affidavit, stating:

That the foregoing First Codicil to the Last Will and Testament was signed, sealed, published, and declared by the testatrix to be her First Codicil to the Last Will and Testament, in the presence of all of us at one and the same time; and we, at her request and in her presence and in the presence of each other, subscribed our names thereto as witnesses; and we do hereby attest to the sound and disposing mind of the said testatrix and to the performance of the said act of execution at the place and on the date hereinbefore set out.

This Affidavit is made pursuant to the provisions of Tennessee Code Annotated § 32-2-110, for the purpose of attaching the same to the First Codicil to the Last Will and Testament of said testatrix, for proof as to the execution of this Codicil.

WITNESS

WITNESS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, _____ and _____, with whom I am personally acquainted, who makes oath that the facts and statements made in the foregoing Affidavit are true, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of March, 2015.

NOTARY PUBLIC

My Commission Expires:
1/11/2017

CONSTANCE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 23 day of AUGUST, 2017, in Docket Number 17P1370, IN RE: BROOKS, TERESA FOSTER, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 28 day of MAY in the year 2018 and in the 241 year of American Independence.



RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSE AT NASHVILLE
(PROBATE DIVISION)

FILED

IN RE: ESTATE OF
TERESA FOSTER BROOKS AUG 23 2017 **DOCKET NO.: 17P1370**

RICHARD RAMSEY, Clerk
By ORDER Deputy

This cause came to be heard on August 23, 2017, before the Honorable Randy Kennedy, Judge, upon petition of Joan Marion Foster and Priscilla Foster that the Last Will and Testament and Codicil thereto of Teresa Foster Brooks be admitted to probate. A paper writing purporting to be the Last Will and Testament of Teresa Foster Brooks, properly executed and duly witnessed by Wende J. Rutherford and Kimberly S. Jarratt and a Codicil properly executed and duly witnessed by Ronald K. Nevin and Carmon B. Presley were admitted into probate. It appearing from the affidavit and the testimony provided that both the Last Will and Testament and Codicil were written during the lifetime of the decedent, signed by witnesses in the presence of and at the request of the decedent, in the presence of each other and as attesting witnesses thereto, properly executed, duly witnessed, and at the time of execution the decedent appeared to be of sound mind and disposing memory.

It is therefore **ORDERED, ADJUDGED, and DECREED** that the Clerk is hereby directed to record the Last Will and Testament of Teresa Foster Brooks and the Codicil thereto and to issue Letters Testamentary to Joan Marion Foster and Priscilla L. Foster to serve without bond.

It is further **ORDERED, ADJUDGED, and DECREED** that the filing of inventory and annual accountings are waived. An status report will be due annually on the date of this order.

Enter this the 23 day of August, 2017.

Randy Kennedy, Judge

APPROVED FOR ENTRY:

Martha Child, #7213
Attorney for Petitioner
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Copy

CERTIFICATE OF SERVICE

I hereby certify that I have served a true and exact copy of the foregoing by postage prepaid mail upon the following:

1. Joan McMurry
5418 Pisano Street
Mt. Juliet, TN 37122

2. Joan Marion Foster
1833 Stonewater Drive
Hermitage, TN 37076

3. William Foster
1339 Sanderson Avenue
Scranton, PA 18509

4. Priscilla Foster
1759 Forest Drive
Williamstown, NJ 08094

5. Parran Foster
168 Blue Ridge Trail
Morrisville, NC 28117

6. Elizabeth Hill
P.O. Box 372
Temple, GA 30179

7. Helena Foster
1759 Forest Drive
Williamstown, NJ 08094

8. Peter Goodlette Alexander
P.O. Box 438
Wasco, OR 97065

9 Logan Elizabeth McMurry & Lauren Denise McMurry
5418 Pisano Street
Mt. Juliet, TN 37122

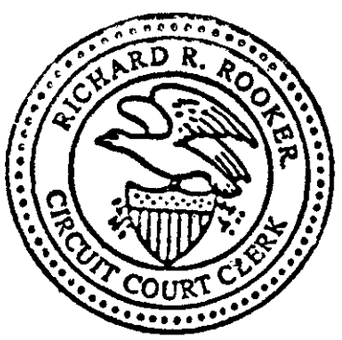
on this 23 day of Aug, 2017.

Martha Child

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 PETITION ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 23 day of AUGUST, 2017, in Docket Number 17P1370, IN RE: BROOKS, TERESA FOSTER, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 28 day of MAY in the year 2018 and in the 241 year of American Independence.



[SEAL]

RICHARD R. ROOKER, Clerk,

By: _____

Deputy Clerk

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

4/17/2018

MARTHA CHILD
LEGAL COUNSEL
392 HARDING PL., STE 215
NASHVILLE, TN 37211

RE: TERESA BROOKS
Last Four Of SSN 0939

Dear MARTHA CHILD:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Angela J. Howard