Karen Y Johnson Davidson County
Batch# 139696 DEEDQC
09/11/2018 01:05:00 PM 18 pgs
Fees: $92.00 Taxes: $0.00
20180911-0089996

PREPARED BY:

A. Michelle Poss
95 White Bridge Road, Suite 509, Cavalier Building
Nashville, TN 37205-1427
(615) 542-5339
(615) 242-4475 (fax)

ADMINISTRATOR C.T.A. QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Rebecca Ruth Powers 6131 Marrowbone Lake Road Joelton, Tennessee 37080	**Same**	028 00 0 008.00

Know all men by these present that Rebecca Powers as Administrator C.T.A of the **Estate of Claude Wendell Powers** in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged; that pursuant to the Last Will and Testament and First Codicil thereto of Claude Wendell Powers, which directed that the decedent's real property be devised to Rebecca Ruth McCord and; for the purpose of making said devise from the Estate of Claude Wendell Powers, Davidson County Probate Court Docket Number 18P-329, does hereby quitclaim and convey to **Rebecca Ruth Powers,** any and all interest in the following property:

Land in the 14th Civil District of Davidson County, Tennessee, being part of lot 11, on the Plan of the Subdivision of the Lands of Henry Floto's Estate, as of record in book 421, page 147, Register's Office for said County, described according to a survey made by Ode. E. Rhodes February 3, 1960, as follows:

Beginning at a point in the Center of Marrowbone Lake Road at the northwesterly corner of that part of said lot No. 11 conveyed to Adsan M. Felts, and wife, by deed from Berlie F. Pemberton, and wife, of record in book 2924, page 345, said Register's Office; thence with said Felts northwestern boundary line, south 45° west 290.5 feet; thence north 52° west 150 feet; thence north 45° east 290.5 feet to the center of said road; thence the same south 52 east 150 feet to the beginning.

Being part of the real property conveyed to Farris Pemberton and wife, Myrtle D. Pemberton by deed from W. H. Farmer and wife, dated March 14, 1958, filed March 18, 1958, and recorded in Book 2741, page 616, said Register's Office.

Being the same property conveyed to Claude Wendell Powers, et. ux. by Warranty Deed of record from Farris Pemberton, et. ux. on February 15, 1960, in Deed Book 95 Page 163, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6131 Marrowbone Lake Road, Joelton, Tennessee 37080.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

That Betty Ruth Power predeceased Claude Wendell Powers having died on February 7, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29 day of August, 2018.

Rebecca Powers
Rebecca Power, Administrator C.T.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alissa Michelle Pass, a Notary Public in and for said County and State, the within named, Rebecca Powers, Administrator C.T.A., the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of August, 2018.

Alissa Michelle Pass
Notary Public

My Commission Expires: 5-6-19

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Robert L Davis
Affiant

Subscribed and sworn to before me this 29 *day of* August, *2018.*

notary public

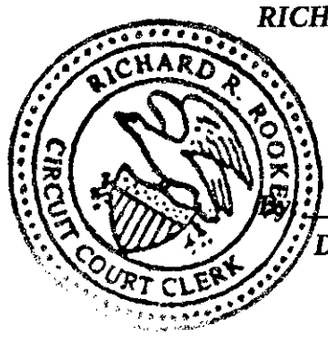
My commission expires:

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 21 day of MARCH, 2018, in Docket Number 18P329, IN RE: POWERS, CLAUDE WENDELL, 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 05 day of SEPTEMBER in the year 2018 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: Deputy Clerk

[SEAL]

Copy

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

FILED
MAR 21 2018
By RICHARD R. ROOKER, Clerk

IN RE:	)	
	)	
ESTATE OF	)	
CLAUDE WENDELL POWERS,	)	CASE NO. 18P-329
	)	
	)	
Deceased.	)	
	)	

ORDER ADMITTING LAST WILL AND TESTAMENT AND CODICIL TO PROBATE

This matter came to be heard on the 21st day of March, 2018, before the Honorable Randy Kennedy, Seventh Circuit Court Judge for Davidson County, Tennessee upon the Petition to Probate the Last Will and Testament and First Codicil of Mr. Claude Wendell Powers, filed by the decedent's daughter, Ms. Rebecca Powers.

Based upon statements of counsel for the petitioner, a review of the sworn petition and the contents thereof, the original Last Will and Testament and First Codicil, and affidavits, from all of which the Court finds as follows:

1. The decedent, Claude Wendell Powers, died on the 11th day of February, 2018 at the age of eighty-one (81). The decedent's usual place of residence at the time of his death was 6131 Marrowbone Lake Road, Joelton, Tennessee 37080, Davidson County, Tennessee.

2. That all legatees and heirs at law have been forwarded a copy of this petition and given notice of the hearing thereon.

3. The paper writing, purporting to be the Last Will and Testament of the Decedent, dated August 8, 2006, and the First Codicil thereto dated September 13, 2012, are admitted to Probate as the Last Will and Testament and First Codicil of Mr. Claude Wendell Powers.

Copy

4. The Petitioner, Ms. Rebecca Powers, is appointed Administrator, C.T.A. of the Estate of Claude Wendell Powers.

5. Ms. Rebecca Powers is the sole beneficiary of the estate and she shall serve without bond and the requirements of inventory and accountings are waived.

6. The Administrator, C.T.A. shall file annual estate status reports as required by the Court.

7. That the Petitioner shall take the oath as prescribed by law and the Clerk shall issue Letters to Rebecca Powers.

8. That notice by publication shall be given to the creditors of the estate as required pursuant to Tennessee Code Annotated §30-2-306.

9. That notice shall be given to the Bureau of TennCare as required pursuant to Tennessee Code Annotated §71-5-116(c)(2).

10. The Court reserves all other matters.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED, as follows:

1. The decedent, Claude Wendell Powers, died on the 11th day of February, 2018 at the age of eighty-one (81). The decedent's usual place of residence at the time of his death was 6131 Marrowbone Lake Road, Joelton, Tennessee 37080, Davidson County, Tennessee.

2. That all legatees and heirs at law have been forwarded a copy of this petition and given notice of the hearing thereon.

3. The paper writing, purporting to be the Last Will and Testament of the Decedent, dated August 8, 2006, and the First Codicil thereto dated September 13, 2012, are admitted to Probate as the Last Will and Testament and First Codicil of Mr. Claude Wendell Powers.

Copy

4. The Petitioner, Ms. Rebecca Powers, is appointed Administrator, C.T.A. of the Estate of Claude Wendell Powers.

5. Ms. Rebecca Powers is the sole beneficiary of the estate and she shall serve without bond and the requirements of inventory and accountings are waived.

6. The Administrator, C.T.A. shall file annual estate status reports as required by the Court.

7. That the Petitioner shall take the oath as prescribed by law and the Clerk shall issue Letters to Rebecca Powers.

8. That notice by publication shall be given to the creditors of the estate as required pursuant to Tennessee Code Annotated §30-2-306.

9. That notice shall be given to the Bureau of TennCare as required pursuant to Tennessee Code Annotated §71-5-116(c)(2).

10. The Court reserves all other matters.

This the 21ST day of MARCH 2018.

HONORABLE RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

A. Michelle Poss #19547
Attorney for Petitioner
95 White Bridge Pike, Suite 509
Nashville, TN 37205
615-542-5339

Copy

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the forgoing was forwarded via U.S. Mail, postage prepaid, to the following on this the 21st day of March 2018.

A. Michelle Poss

A. Michelle Poss

Ms. Rebecca Powers
6131 Marrowbone Lake Road
Joelton, TN 37080
Via Hand Delivery

Mr. Claude Russell Powers
3848 Old Clarksville Pike
Joelton, TN 37080

Mr. Paul McCord, Jr.
c/o Mr. & Mrs. Paul McCord, Sr.
7310 Boyle Mill Avenue
Franklin, TN 37064

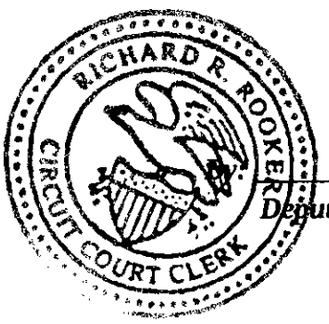
Mr. Glen Edward Powers
313 Randy Road
Madison, TN 37115
last known address last known address

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 21 day of MARCH, 2018, in Docket Number 18P329, IN RE: POWERS, CLAUDE WENDELL, 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 05 day of SEPTEMBER in the year 2018 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,



Deputy Clerk

[SEAL]

Copy

18P329

FILED
MAR 21 2018
RICHARD R. ROOKER, Clerk
By: P. Whitfield, Deputy

LAST WILL AND TESTAMENT

OF

CLAUDE WENDELL POWERS

I, Claude Wendell Powers, of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, declare and publish this my Last Will and Testament, hereby revoking any and all wills and codicils heretofore made by me.

ARTICLE I.

I hereby nominate and appoint Diane Allen as Executrix of this my Last Will and Testament. I direct that she shall not be required to make or execute bond nor file an inventory, accounting or settlement in such capacity.

ARTICLE II.

I hereby direct my Executrix to pay all of my just debts, taxes, expenses of my funeral, and expense, if any, of the administration of my estate, out of any and all funds coming into her hands as Executrix.

ARTICLE III.

After all the items in Article II have been paid, then I hereby give, devise and bequeath all the rest, residue and remainder of my property, real property, personal

 Claude Wendell Powers

Copy

property, intangible property and mixed, including my guns, and wherever situated, and whether acquired before or after the execution of this will unto my daughter, Rebecca Ruth McCord and her husband, Paul A. McCord, Jr. or the survivor of them.

ARTICLE IV.

I here mention my two sons, Claude Russell Powers and Glen Edward Powers, to show that I have not forgotten them, but I do not want either of them to receive anything from my estate.

IN WITNESS WHEREOF, I have hereunto set my hand to this page and the preceding pages of this my Last Will and Testament, this the 9 day of August, 2006.

Claude Wendell Powers
CLAUDE WENDELL POWERS

The said Claude Wendell Powers, being of sound mind and disposing memory, signed, the foregoing instrument in our presence as and for his Last Will and Testament, and signified and declared to us that same was his Last Will and Testament, and we, the undersigned, at his request and in his presence and sight and in the presence and sight of each other have subscribed our names hereto as attesting witnesses on the day and date above written at Ashland City, Cheatham County, Tennessee.

[signature] residing at 194 Clark Circle
Ashland City, Tn. 37015

Patsy J. Wilson residing at 2304 Pleasant View Rd,
Pleasant View, TN 37146

Copy

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF CHEATHAM

We, the undersigned, being first duly sworn, make oath that Claude Wendell Powers 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 thereto as attesting witnesses; that at the time of execution the Testator was more than eighteen (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 eighteen (18) years of age, make and sign this Affidavit at the Testator's request on the day and date above written.

Patsy J. Wilson

SWORN to and subscribed before me
this the 8th day of August, 2006.

NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 9-16-08

Copy

18D329

FILED
MAR 21 2018
[illegible] HARPER, Clerk
By [illegible] D.C.

FIRST CODICIL

OF

CLAUDE WENDELL POWERS

I, CLAUDE WENDELL POWERS, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do make and declare this to be my First Codicil to my Last Will and Testament executed on the 8th day of August, 2006 in the presence of Robert Perry and Patsy Wilson.

I amend **ARTICLE III.** of my Last Will and Testament as follows:

I hereby revoke any and all bequests of any kind whatsoever made to Paul A. McCord, Jr. I do not want Paul A. McCord, Jr. to receive any bequest whatsoever from my estate.

In all other respects I ratify and affirm all said provisions of my Last Will and Testament executed by me on the 8th day of August, 2006.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this First Codicil to my Last Will and Testament, consisting of three (3) typewritten pages, and for the purpose of identification, I have signed each page at the bottom thereof, in the presence of the individuals witnessing at my request this 12 day Sept, 2012.

Claude Wendell Powers

CLAUDE WENDELL POWERS

Copy

CLAUDE WENDELL POWERS signed the foregoing instrument in our presence, publishing and declaring it to be his First Codicil to his Last Will and Testament, and as witnesses whereof, we do, at his request and in his presence, and in the presence of each other, hereto subscribe our names on the date above mentioned, this attestation clause having been read by us and we have noted that the events herein enumerated took place as stated.

WITNESSES:

Clifton B. Sobel, Jr.

Ryan Lux

ADDRESSES:

201 Fourth Avenue North, Suite 1450

Nashville, Tennessee 37219

201 Fourth Avenue North, Suite 1450

Nashville, Tennessee 37219

Copy

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

IN RE:	)	
	)	
ESTATE OF	)	
CLAUDE WENDELL POWERS,	)	**CASE NO. 18P**
	)	
Deceased.	)	
	)	

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Comes now, Clifton Sobel, having been first duly sworn and makes oath, as follows:

1. My name is Clifton Sobel.

2. I am a licensed, practicing attorney in the State of Tennessee.

3. On September 12, 2012, I was a subscribing witness to the First Codicil of Claude Wendell Powers.

4. On September 12, 2012, I witnessed Claude Wendell Powers execute his First Codicil, at his request and in his presence, and in the presence of the other subscribing witness, Ryan Lux.

5. At that time, Mr. Powers was of sound mind and deposing memory.

This the 16th day of February, 2018

Clifton Sobel

Copy

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

OATH

I, Clifton Sobel, make Oath that the foregoing information is true and correct to the best of my knowledge, information and belief.

Clifton Sobel

Personally appeared before me, a Notary Public of the State of Tennessee, the above signed individual with whom I am personally acquainted or the identity of whom I ascertained, and made Oath that the foregoing was true and correct to the best of their knowledge, information and belief this 16th day of Febuary 2018.

NOTARY PUBLIC
My commission expires 7/18/21

TASHA KNOWLES
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Copy

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

IN RE:	)	
	)	
ESTATE OF	)	
CLAUDE WENDELL POWERS,	)	**CASE NO. 18P**
	)	
	)	
Deceased.	)	
	)	

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes now, Ryan Lux, having been first duly sworn and makes oath, as follows:

1. My name is Ryan Lux.

2. I am a licensed, practicing attorney in the State of Tennessee.

3. On September 12, 2012, I was a subscribing witness to the First Codicil of Claude Wendell Powers.

4. On September 12, 2012, I witnessed Claude Wendell Powers sign his First Codicil, publishing and declaring it to be his First Codicil, in his presence and at his request and in the presence of the other subscribing witness, Clifton Sobel.

5. At that time, Mr. Powers was of sound mind and deposing memory.

This the 19 day of February, 2018

Ryan Lux

Copy

Ryan Lux

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

OATH

I Ryan Lux make Oath that the foregoing information and allegations are true and correct to the best of my knowledge, information and belief and that I am entitled to the relief requested and that same is not filed out of levity or any illegal or for any unjust purpose.

Ryan Lux

Personally appeared before me, a Notary Public of the State of Tennessee, the above signed individual with whom I am personally acquainted or the identity of whom I ascertained, and made Oath that the foregoing was true and correct to the best of their knowledge, information and belief this 19th day of February, 2018.

Megan Paulus
NOTARY PUBLIC

My commission expires 8/20/19.

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019