THIS INSTRUMENT PREPARED BY:
Evan S. Grant, Esq.
Lewis, Thomason, King, Krieg & Waldrop, P.C.
424 Church Street, Suite 2500
Nashville, TN 37219
615-259-1366

TAXPAYER AND OWNER:
Patricia Ann McCoy, et al.
701 Barbara Drive
Madison, TN 37115

Map & Parcel: 051 03 0 195.00

EXECUTORS' DEED

Lawrence Wilson McCoy, Sr., died on September 23, 2017, leaving a will dated May 25, 2000. The will was admitted to probate on January 25, 2018, in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, Docket Number 18P49. The will named Lawrence Wilson McCoy, Jr., and Patricia Ann McCoy as Co-Executors and specifically includes real property in the probate estate subject to the Co-Executors' power. The Co-Executors are duly qualified. All debts of the decedent known to the Co-Executors have been paid. The Co-Executors by signing this Deed release any right the Co-Executors have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the will of Lawrence Wilson McCoy, Sr., and as a distribution from the said estate under said will, Lawrence Wilson McCoy, Jr., and Patricia Ann McCoy, Co-Executors, hereby convey to Yvonne Marie Sommer, Teresa Lynn Turner, Lawrence Wilson McCoy, Jr., Ronald Gerald McCoy, and Patricia Ann McCoy, all right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being lot No. 42 on the Plan of Pleasant Acres, Section 2, as of record in book 2133, page 75, Register's Office for said County.

Said lot No. 42 front 160.33 feet on the southerly side of Barbara Drive and extends back 313.2 feet on the easterly line and 291.48 feet on the westerly side to a dead line, measuring 92 feet thereon.

BEING THE SAME PROPERTY conveyed to the Decedent and his wife by Warranty Deed dated September 18, 1957, and recorded on September 19, 1957, in Book 2697, Page 473, in the Register's Office for Davidson County, Tennessee.

This deed is being recorded solely for the purpose of evidencing the chain of title in the beneficiaries set forth under the Decedent's Last Will and Testament as set forth in Tennessee Code Annotated Section 31-2-103.

THIS CONVEYANCE is made expressly subject to any and all covenants, conditions, restrictions, and reservations contained in former deeds in the chain of title to said property, so far as same may be valid and presently binding thereon.

THIS DESCRIPTION IS PREPARED FROM INFORMATION FURNISHED TO THE PREPARER; AND NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN.

Karen Johnson Davidson County
Batch# 218576 DEEDWARR
04/16/2019 02:08:31 PM 8 pgs
Fees: $42.00 Taxes: $0.00



20190416-0034857

The Co-Executors covenant with the Grantees that:

1. The Co-Executors have done nothing to impair such title as Co-Executors received, except as hereinabove set forth; and

2. The Co-Executors will warrant and defend the title against the lawful claims of all persons claiming by or though the Co-Executors, but not otherwise.

Witness my hand, this 22 day of March, 2019.

ESTATE OF LAWRENCE WILSON McCOY, SR.

By: _____
Lawrence Wilson McCoy, Jr., Co-Executor

By: _____
Patricia Ann McCoy, Co-Executor

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainor, Lawrence Wilson McCoy, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the aforesaid county, this 22nd day of March, 2019.

By: _____
Lawrence Wilson McCoy, Jr., Co-Executor

_____
Notary Public

My Commission expires: 4-19-19

DEBORAH G. MARKS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainor, Patricia Ann McCoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the aforesaid county, this 4 day of APRIL, 2019.

By: _____
Patricia Ann McCoy, Co-Executor

_____
Notary Public

My Commission expires: 05/03/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that this transfer is exempt from recordation tax as a deed executed by an executor to implement a testamentary devise pursuant to T.C.A. §67-4-409(a)(3)(D).

_____
Affiant

Sworn to and subscribed before me
this 4th day of April, 2019.

_____
Notary Public

My Commission Expires: 05/03/2021

Copy

18949

FILED

JAN 25 2018

RICHARD R. ROOKER, Clerk
By _____ Deputy

Last Will and Testament

OF

LAWRENCE WILSON MCCOY, SR.

* *

I, LAWRENCE WILSON MCCOY, SR., a resident of Madison, Davidson County, Tennessee, do hereby publish and declare this to be my Last Will and Testament hereby revoking any and all Wills and Codicils heretofore made by me.

I.

I hereby direct that all my just debts, my funeral expenses, and the costs of the administration of my estate be paid as soon as practicable after my death. My Executrix, in her sole discretion, may pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions.

II.

I further direct that my Executrix pay out of my residuary estate, without apportionment, all estate, inheritance, succession and other taxes assessed by reason of my death, imposed by the government of the United States, or any state or territory thereof, in respect of all property required to be included in my gross estate for estate or like tax purposes by any of such governments, whether the property passes under this will or otherwise, including property over which I have a power of appointment, without contribution by any recipient of any such property.

III.

I hereby give, bequeath and devise to my beloved Wife, Ilo Yvonne Pio McCoy, all of my property, real, personal or mixed, including all the rest, residue and remainder, and wheresoever situated and fee simple to be hers absolutely.

Lawrence Wilson McCoy, Sr.

Copy

IV.

If my Wife should predecease me, or, due to some catastrophic occurrence we should die together, then I hereby give, bequeath and devise all of my property, real, personal, and mixed and wheresoever situated, and fee simple, including all the rest, residue and remainder of my estate, to my beloved children, Yvonne Marie McCoy, Teresa Lynn Turner, Lawrence Wilson McCoy, Jr., Ronald Gerard McCoy, and Patricia Ann McCoy, to be theirs absolutely, to share and share alike.

In the event of the death of Yvonne Marie Sommer, Lawrence Wilson McCoy, Jr., or Ronald Gerard McCoy, I hereby bequeath and devise their respective share of my Estate to their children, my beloved Grandchildren, to share and share alike.

In the event of the death of Teresa Lynn Turner or Patricia Ann McCoy, I hereby bequeath and devise their respective share of my Estate to be divided among my surviving children.

V.

I hereby name and request the Court to confirm the nomination of my beloved Wife, Ilo Yvonne Pio McCoy, as Executrix of this my Last Will and Testament and I direct that no bond be required for her faithful performance of her duties.

In the event of the death of Ilo Yvonne Pio McCoy, I hereby name and request the Court to confirm the nomination of my beloved children, Lawrence Wilson McCoy, Jr. and Patricia Ann McCoy, as Co-Executors of this my Last Will and Testament and I direct that they be allowed to so serve without bond.

Further, it is my wish and desire that any inventory and/or accounting of my Estate by my Executrix or Co-Executors be waived.

EXECUTED at Nashville, Davidson County, Tennessee, this 25th day of May, 2000.

LAWRENCE WILSON MCCOY, SR.

Copy

ATTESTATION CLAUSE

WE, the undersigned, certify that the Testator, *Lawrence Wilson McCoy, Sr.*, did publish and declare unto us that the foregoing is his Last Will and testament and that at the same time and under the same circumstances he requested that we witness the execution of the same as such.

THEN, in his sight and presence of both of us together, he did sign his name in the lower right-hand corner of this, the foregoing two (2) pages of this instrument and then did immediately insert in the blank at the end of the last paragraph of the Will proper, the correct day and month to the completion of this the correct date, and then did affix his signature immediately thereunder.

THEN, in his sight and presence and in the sight and presence of each other, we have read this attestation clause and affixed our respective signatures and addresses as witnesses to the fact that all of the enumerated events did actually take place on the date and in the way, manner and order indicated.

SIGNATURE:	*RESIDING AT:*
Gaethea F. Fleck	Madison Tn
Catherine J. Batts	Nashville Tn

Copy

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

RE: LAST WILL AND TESTAMENT OF LAWRENCE WILSON MCCOY, SR.

THE UNDERSIGNED, who are witnesses to the above-named Testator's Last Will and Testament, to which this Affidavit is attached, being duly sworn according to law, makes oath as follows:

1. That we are adult residents of Nashville, Davidson County, Tennessee, and that we are witnesses to a Will executed by *Lawrence Wilson McCoy, Sr.*, on the 25th day of May, 2000, at Davidson County, Tennessee.

2. That the Testator declared the above-dated instrument to be his Last Will and Testament and requested that we be witnesses thereto. That the Testator signed the said Will in the presence of ourselves and that we, in his presence and in the presence of each other, signed the said Will as witnesses on the date and at the place indicated above.

3. That at the time of the execution of said Will, we are of the opinion that the Testator was of sound mind and was over eighteen (18) years of age.

4. That this Affidavit is executed on this 25th day of May, 2000, in accordance with Chapter 568, of the Public Acts of 1972.

Gaethea L. Fleck

Catherine J. Baltz

Sworn and subscribed to before me
this 25th day of May, 2000.

Loretta Marie Baltz
NOTARY PUBLIC at Large

My Commission Expires:
Sept. 23, 2000

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 25 day of JANUARY, 2018, in Docket Number 18P49, IN RE: MCCOY SR., LAWRENCE WILSON ET.AL, 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 10 day of APRIL in the year 2019 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]

By: _____
Deputy Clerk