Karen Johnson Davidson County
Batch# 263525 ORDER
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Fees: $37.00 Taxes: $0.00
20190729-0074405

IN THE 20TH JUDICIAL DISTRICT FOR THE STATE OF TENNESSEE
SEVENTH CIRCUIT COURT , NASHVILLE, DAVIDSON COUNTY
PROBATE DIVISION

FILED
JUL 11 2019
RICHARD R. ROOKER, Clerk
By _____ Deputy

IN THE ESTATE OF:	)	
	)	
MARTHA CALLAWAY FRANKLIN,	)	**No. 19P-1056**
	)	
Deceased.	)	

ORDER ADMITTING WILL TO PROBATE WITHOUT ADMINISTRATION AND ESTABLISHING TITLE TO CERTAIN PROPERTY

This cause came to be heard on the 11TH day of JULY, 2019, before the Honorable RANDY KENNEDY, Judge, upon the Petition of **James L. Franklin** to admit to probate without administration the Last Will and Testament of MARTHA CALLAWAY FRANKLIN. Whereupon, the Petitioner produced a handwritten instrument identified as the "last will and testament" of MARTHA CALLAWAY FRANKLIN, and signed by her and witnessed by **Susan Ross** and **Debbie Stephens**, on March 19, 2006. All interested parties having been given Notice of this hearing and no Objection or other Response having been filed.

From the Will exhibited to the Court, the affidavits of **Susan Ross** and **Debbie Stephens** who witnessed to execution of the Will, the verified Petition filed in this cause, the testimony of witnesses, the statements of counsel, and the entire record in this matter, the Court finds that the instrument should be admitted to probate as the Last Will and Testament of MARTHA CALLAWAY FRANKLIN for the purpose of establishing a muniment of title to Property under **Tenn. Code Ann. § 32-2-111.**

It is therefore ORDERED, that the Last Will and Testament of MARTHA CALLAWAY FRANKLIN, dated March 19, 2006, be admitted to probate without administration for the purpose of establishing a muniment of title to three parcels of real estate located in Tennessee, which are more fully described as follows:

Tract I
110 Rifle Range Rd.
Old Hickory TN. 37138
Map/Parcel: 053 16 0 / 043.00

Send Tax Bills to:
James L. Franklin
112 Rifle Range Rd.
Old Hickory, TN. 37138

Being a certain tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument found in the Westerly R.O.W. of Rifle Range Road and lying 50' South of the intersection of Rifle Range Road and Riner Drive; thence with the West R.O.W. of Rifle Range Road South 09° 38' 01" East 203.73 feet to an Iron pin set;

Thence leaving said R.O.W. and with the North line of the Byrd King Property as recorded in Book 1763, page 457, R.O.D.C.TN, South 87° 44' 34" West 183.92 feet to an iron pin set;

Thence, severing the Lucius Callaway Property as recorded in Book 2019, page 457, RODC. TN. North 0° 28' 51" East 208.57 feet to a concrete monument in the South R.O.W. of Riner Drive;

Thence with said R.O.W. along the Arc of a curve to the left having a radius of 1321.32 Feet, a central angle of 10° 07' 00", an arc length of 233.33 feet and a chord bearing and distance of North 85°25' 31" East 233.0 feet to an iron pin set;

Thence along the arc of a curve to the right having a radius of 25 feet, a central angle of 90° 0' 0" an arc length39.27 feet and a chord bearing and distance of South 54° 38' 0" East 35.35 feet to the point of beginning and containing 1.36 acres, more or less, according to a survey by Crawford Land Surveying dated 04/23/1992.

Being all the same property conveyed to Martha Franklin, a/k/a Martha Callaway Franklin, by deed from the heirs at law of Recia Callaway dated 04/28/1992 and of record in Book 8618, page 228, Register's Office for Davidson County, TN.

Tract II
605 Kings Way Dr.
Old Hickory, TN. 37138
Map/parcel 053 16 0 / 167.00

Send Tax Bills to:
James L. Franklin
112 Rifle Range Rd.
Old Hickory, TN. 37138

Certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of King Court, Section 1, of record in [plat] Book 8250, page 320, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to Martha C. Franklin, a/k/a Martha Callaway Franklin, unmarried, by deed from Charles E. Rhoten and wife, Carole F. Rhoten dated 09/23/1994 and of record in Book 9477, page 993 Register's Office for Davidson County, Tennessee.

Tract III
Identified as "The Lot at Center Hill"
Mullican Dr. (un-improved)
DeKalb Co., Smithville, TN.
Map/parcel: 047D, Group D, parcel 043.00

Send Tax Bills to:
Wallace E. Franklin
1203 Emily Dr.
Goodlettsville, TN. 37072

A certain tract of parcel of land situated in the 9th Civil District of DeKalb County, Tennessee, which land is described as follows:

BEING Lot 43, Block J, Lakeview Mountain Estates Addition, as shown on plat of record in Plat Book 1, page 6, Register's Office for DeKalb County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all the same property conveyed to Martha C. Franklin, a/k/a Martha Callaway Franklin, by deed from Oliver L. Franklin, dated April 30, 1976, and of record in Deed Book B-5, page 959, Register's Office for DeKalb County, Tennessee.

James L. Franklin is vested with all right title and interest in the properties identified as "110 Rifle Range Rd and 605 Kings Way" being **Tract I**, and **Tract II**, above.

Wallace Franklin is vested with all right title and interest in the property identified as "the lot at Center Hill" being the above **Tract III**.

It is Further ORDERED, that all right title and interest in the Deceased's 1996 Chevrolet automobile, VIN #1G1LD5544TY132137, vests to her daughter "Judy Franklin" a/k/a **Judith A. Franklin**.

Entered this the 11TH day of JULY, 2019.

RANDY KENNEDY, Judge

Approved for Entry:

Leroy Johnston Ellis, IV (BPR # 17968)
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
Johnny@LjeLaw.com
(615) 847-2000

Attorney for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing document has been mailed via first class U.S. Mail postage prepaid, by Facsimile Transmission to _____, or Hand Delivered to the following parties:

Judith A. Franklin
110 Rifle Range Rd.
Old Hickory, TN. 37138

James L. Franklin
112 Rifle Range Rd.
Old Hickory, TN. 37138

Wallace E. Franklin
1203 Emily Dr.
Goodlettsville, TN. 37072

This the 11TH day of JULY, 2019.

Leroy Johnston Ellis, IV

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. **19P1056**.

ESTATE OF MARTHA CALLAWAY FRANKLIN

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 11th day of July in the year Two Thousand and Nineteen.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

Deputy Clerk

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com