Karen Johnson Davidson County
Batch# 276978 DEEDQC
08/27/2019 02:21:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20190827-0086415

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Kim Lorraine Henson Willoughby 2269 White Bluff Road Burns, TN 37029
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	15515005200

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Kim Lorraine Henson Willoughby, Executrix of the Estate of Lillian Lorraine Henson, deceased**, (herein "Grantor") for and in consideration of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Lillian Lorraine Henson, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, Docket No. 19P146, Probate Court Clerk's Office for Davidson County, Tennessee, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto **Kim Lorraine Henson Willoughby** their successors and assigns, (herein "Grantees") all of my interest as Executrix in the following described tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being No. 19 on the Plan of the First Revision of McCrory Heights, as recorded on Plat Book 9700, Page 162, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gerald W. Henson and wife, Lillian L. Henson by Warranty Deed, from Buddy Dunn Contractors, L. P. a Tennessee Limited Partnership recorded on October 31, 1997, and recorded in Book 10666, page 169, Register's Office for Davidson County, Tennessee. Gerald Wayne Henson died April 10, 2009 leaving Lillian L. Henson as the surviving tenant by the entirety. Lillian Lorraine Henson died testate December 17, 2018. Pursuant to the Last Will and Testament of Lillian Lorraine Henson duly probated under Docket No. 19P-146 in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division) the subject property was devised to Kim Lorraine Henson Willoughby.

Gerald W. Henson and Gerald Wayne Henson are one and the same person.

Lillian L. Henson and Lillian Loraine Henson are one and the same person.

Kim Lorraine Henson Willoughby executes this Quitclaim Deed as Executrix of the Estate of Lillian Lorraine Henson and records the attached Exhibit A (Letters Testamentary) and Exhibit B (Last Will and Testament) herewith in order to record a muniment of title for the devisees of said Estate in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 8217 Spring Ridge Drive, Nashville, TN 37221.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of August 2019.

Kim Lorraine Henson Willoughby, Executrix
For the Estate of Lillian Lorraine Henson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Kim Lorraine Henson Willoughby, Executrix for the Estate of Lillian Lorraine Hendson, with whom I am personally acquainted, or who 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, this the 27th day of Aug 2019.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This transfer is made to implement a testamentary devise and is not subject to the recording privilege tax.

Affiant

Subscribed and sworn to before me this 27th day of Aug 2019.

Notary Public
My Commission Expires _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2021

Exhibit A

Copy

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **KIM LORRAINE HENSON WILLOUGHBY** DOCKET NO: **19P146**

*It appearing to the Court that **LILLIAN LORRAINE HENSON** has died leaving a written Will in which you are appointed **Executrix** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **KIM LORRAINE HENSON WILLOUGHBY**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **February 6th, 2019**.*

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **KIM LORRAINE HENSON WILLOUGHBY** as **Executrix** of the estate of **LILLIAN LORRAINE HENSON**, deceased, and I do further certify that **KIM LORRAINE HENSON WILLOUGHBY** is still acting **Executrix** of the estate of **LILLIAN LORRAINE HENSON** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.

Exhibit B

Copy

FILED
2019 JAN 24 PM 4:00
RICHARD R. ROOKER, CLERK
D.C.

19P146

COPY

LAST WILL AND TESTAMENT
OF
LILLIAN LORRAINE HENSON

I, **LILLIAN LORRAINE HENSON**, of Davidson County, Tennessee, being of sound mind and disposing memory do make and publish this my Last Will and Testament, hereby revoking all other Wills and codicils heretofore made by me at any time.

I.

I direct that all my just debts, funeral expenses, expenses of administration, and all taxes that may be chargeable to my estate, including state and federal inheritance taxes, be paid by my Executor, hereinafter named, before any distribution would be made hereunder.

II.

All the rest, residue and remainder of my property, real, personal or mixed, wheresoever situated, including lapsed legacies and devises, remainders, reversions, expectancies, income collected during the period of administration of my estate, all property of which I have power of testamentary disposition, control or appointment, and all other property and interest of every nature or kind, I give, devise and bequeath to my husband, **GERALD WAYNE HENSON**, provided he survives me. In the event that my husband, **GERALD WAYNE HENSON,** does not survive me then I give, devise and bequeath, all the property set out in this paragraph II to my daughter, **KIM LORRAINE HENSON WILLOUGHBY.** In the event that neither my husband, **GERALD WAYNE HENSON,** nor my daughter, **KIM LORRAINE HENSON WILLOUGHBY,** survives me then I devise and bequest subject to the terms and provisions set out in paragraph IV below, all of the property set out in this paragraph II, to my granddaughter, **AMANDA KAY WILLOUGHBY**

Initials: L.H.
GWH

201908270086415

Copy

III.

If my husband and I should die in a common accident or disaster or under circumstances that it is impossible in the judgment of the Executrix, whose decision shall be conclusive, to determine which of us died first, then it shall be presumed that my husband survived.

IV.

If my granddaughter, **AMANDA KAY WILLOUGHBY**, has not attained the age of thirty (30) years on the effective date of the gift set out in paragraph II above, then in that event, I give devise and bequeath all the aforementioned property in trust for the benefit of my granddaughter, **AMANDA KAY WILLOUGHBY**, designating **JOHN K. WILLOUGHBY**, father of **AMANDA KAY WILLOUGHBY**, as Trustee. In the event that this gift takes effect, then, in addition to the other duties and powers granted to the Trustee in the paragraph IV, I direct that **AMANDA KAY WILLOUGHBY** be given the initial sum of twenty-five thousand dollars ($25,000). In addition, the Trustee shall disperse to, **AMANDA KAY WILLOUGHBY**, the sum of five hundred dollars ($500.00) each month until this Trust terminates. Further, in the event, in the discretion of the Trustees, **AMANDA KAY WILLOUGHBY** has need for a residence then my house can be made available to her to live in. In the event that the Trustees determine that **AMANDA KAY WILLOUGHBY** does not need my house to live in, then the house is to be sold and the money added to this Trust. I further direct that if this gift becomes effective, then **AMANDA KAY WILLOUGHBY** shall have the right to choose any of the furnishings she wishes to keep from my home and the furnishings that she does not desire to keep shall be

Initials: L. H.
GWH

201908270086415

Copy

sold and the money added to the Trust. I further direct that said Trustee not be required to execute bond or furnish any security for the faithful performance of the duties of the Trustee and said Trustee shall be excused from making reports or filing any accounting to any Court, but shall make reports to the beneficiary at reasonable intervals, at least annually, showing in reasonable detail the condition of said trust. All the rights, duties and obligations herein conferred upon said Trustee herein named shall pass and vest in any successor trustee who may be appointed and wherever the word Trustee appears herein, shall constitute as including every successor Trustee.

Should any devise and bequest herein to the Trustee become effective, then in that event as to any and all of said trust property, said Trustee, in his sole and total discretion, may pay money to or for the benefit of my granddaughter out of the proceeds of this Trust. In addition said Trustees,

a) shall have all powers as set out in ***T.C.A. § 35-50-109*** and ***T.C.A. § 35-50-110,*** which code provisions are by this reference incorporated herein as fully as if copied verbatim herein;

b) is expressly given the right and authority to combine and/or commingle the property of this trust with the property of any other trust for the same beneficiary;

c) shall pay or apply such net income from said trust to my grandchild, for their support, health, welfare, education and benefit as said Trustees deem proper;

d) in addition to the other powers granted herein, said Trustees is authorized to encroach upon the corpus to provide funds for the proper and adequate support, health, welfare, education and benefit of my grandchild.

Initials L.H.

201908270086415

Copy

If the trust provided for herein becomes effective, then it shall terminate upon my granddaughter, **AMANDA KAY WILLOUGHBY** attaining the age of thirty (30) years old and all proceeds then held in Trust shall be dispersed to my granddaughter, **AMANDA KAY WILLOUGHBY.**

V.

I hereby nominate, constitute and appoint my husband, **GERALD WAYNE HENSON**, as Executor of this my Last Will and Testament. In the event for any reason he is not able to serve as Executor then I appoint my daughter, **KIM LORRAINE HENSON WILLOUGHBY,** as Executrix of this my Last Will and Testament. In the event that for any reason that the two people named previously are not able to serve, then I appoint as Executor of this my Last Will and Testament, **JOHN K. WILLOUGHBY**. I direct that no bond or other security be required of the aforenamed persons and that each of the aforenamed persons not be required to file any inventory of my estate.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament, appearing on this and the three (3) preceding pages on each of which is identified by my initials except for this page which I have signed at NASHVILLE, Tennessee, this the _____ day of August, 2007.

Lillian Lorraine Henson
LILLIAN LORRAINE HENSON, Testatrix

The foregoing instrument was subscribed, published, and declared by **LILLIAN LORRAINE HENSON**, the Testatrix above named, as and for her Last Will and Testament in the presence of each of us, who, at her request, in her presence, and in the presence of each other, have hereunto subscribed our names on this the 30 day of August, 2007.

201908270086415

Copy

Frank R Neal
WITNESS

5217 LARKWAY DR
ADDRESS
NASHVILLE TN 37211

WITNESS

727 Bell Rd 1902
ADDRESS
NASHVILLE TN 37013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FRANK R. NEAL and JERRY COVINGTON after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament was signed by **LILLIAN LORRAINE HENSON**, as and for, 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, have subscribed our names as attesting witnesses on the _____ day of August, 2007; and we further make oath or affirm that the Testatrix was of sound mind and disposing memory, and not acting under the fraud, menace or undue influence of any person, and was more than 18 years of age; and that each of the attesting witnesses is more than 18 years of age.

WITNESS

Frank R Neal
WITNESS

Sworn or affirmed and subscribed to before me, this 30 day of August, 2007.

NOTARY PUBLIC

My Commission Expires: May 23 2009

L.H.
GVGA
Initials

201908270086415

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022