Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

RUSSELL J McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021 My commission expires:_____ (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, ~~whichever~~ is greater, for this transfer is $277,500.00. Affiant Subscribed and sworn to before me, ~~this~~ 27 day of December, 2019. Notary Public

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 346124 DEEDWARR
01/22/2020 09:11:35 AM 12 pgs
Fees: $63.00 Taxes: $1,026.75
20200122-0007717

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cynthia Carnes	**New Owner**	**142-16-0D-032.00CO**
2561 Devon Valley Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wilbur A. Moffett, an unmarried man and Jill Gore Bowersett, Executrix of Estate of Muriel Reid Bowersett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Carnes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Final Plat, Devon Valley, Phase II of record in Plat Book 7900, Page 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Muriel R. Bowersett and Wilbur A. Moffett, by Warranty Deed, from Mary D. Holt, unmarried, dated October 13, 1998, of record in Book 11155, Page 74, Register's Office for Davidson County, Tennessee. Muriel R. Bowersett having died June 6, 2019, and her interest vested in Jill Gore Bowersett as her Executrix, to be held in trust for the benefit of Wilbur A. Moffett for so long as he should occupy the property. See attached Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Restrictive covenants contained in an instrument of record in Book 7517, Page 283, amended in Book 7517, Page 367, Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 8712, Page 618, Book 9492, Page 594, Book 9492, Page 600, Book 9150, Page 182 and Book 10692, Page 750, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 7517, Page 344, amended in Book 10692, Page 753, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to HOA of record in Book 9618, Page 880, Register's Office for Davidson County, Tennessee.

Right of Way Deed of record in Book 8642, Page 26 and Book 9198, Page 322, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 7520, Page 564, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 5459, Page 654 and Book 5473, Page 171, Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Plat Book 6900, Page 398, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 8611, Page 31 and Book 8643, Page 494, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2561 Devon Valley Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands. This instrument may be executed in multiples and counterparts and the sum of the parts shall constitute one complete instrument.

Wilbur A. Moffett

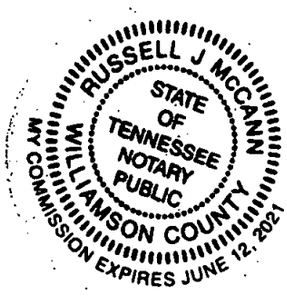
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wilbur A. Moffett, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein as his free act and deed.

Witness my hand, at office, this 10 day of December, 2019.

Notary Signature

My commission expires:



Estate of Muriel Reid Bowersett

By: Jill Gore Bowersett, Executrix
Jill Gore Bowersett, Executrix

A copy of the Will is attached hereto as an Exhbit to this instrument to show the vesting of this share of the property conveyed herein.

STATE OF Virginia

COUNTY OF Caroline

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jill Gore Bowersett, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged herself to be the Executrix of the Estate of Muriel Reid Bowersett, and who further acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 9 day of December, 2019.

Tammy B. Gouldman
Notary Signature

My commission expires: March 31, 2022

Tammy B. Gouldman
Notary Public
Commonwealth of Virginia
7025761
My Commission Expires March 31, 2022

File #: 19-456
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Exhibit H

I Hereby Certify this Document to be a True Copy of the Original McCann & Hubbard

LAST WILL AND TESTAMENT OF MURIEL REID BOWERSETT

Introductory Clause. I, **Muriel Reid Bowersett,** a resident of and domiciled in the City of Nashville, County of Davidson and State of Tennessee, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils at any time heretofore made by me.

I am not married.

I have three living children: **Rita Bowersett Zuker**; **Jill Gore Bowersett**; and **Lee Byrd Bowersett.**

ITEM I.

Direction to Pay Debts. I direct that all my legally enforceable debts, secured and unsecured, be paid as soon as practicable after my death. If at the time of my death any of the real property herein devised is subject to any mortgage, I direct that the devisee taking such mortgaged property shall take it subject to such mortgage and that the devisee shall not be entitled to have the obligation secured thereby paid out of my general estate.

ITEM II.

Direction to Pay All Taxes from Residuary Estate. I direct that all estate, inheritance, succession, death or similar taxes (except generation-skipping transfer taxes) assessed with respect to my estate herein disposed of, or any part thereof, or on any bequest or devise contained in this my Last Will (which term wherever used herein shall include any Codicil hereto), or on any insurance upon my life or on any property held jointly by me with another or on any transfer made by me during my lifetime or on any other property or interests in property included in my estate for such tax purposes be paid out of my residuary estate and shall not be charged to or against any recipient, beneficiary, transferee or owner of any such property or interests in property included in my estate for such tax purposes.

MRB

ITEM III.

General Bequest of Personal and Household Effects With a Precatory Memorandum. I request that my Executor and my issue abide by any memorandum (list or note regarding disposition of personal effects) by me directing the disposition of any of my personal property or any part thereof. This request is precatory and not mandatory. I give and bequeath all of the items owned by **Wilbur A. Moffett** prior to our buying our residence, to **Wilbur A. Moffett** if he shall survive me, and if he shall not survive me then to his issue per stirpes. These items shall be identified in the stated memorandum. If any beneficiary hereunder is a minor, my Executor may distribute such minor's share to such minor or for such minor's use to any person with whom such minor is residing or who has the care or control of such minor without further responsibility and the receipt of the person to whom it is distributed shall be a complete discharge of my Executor.

ITEM IV.

Cash Legacy. I give and bequeath to **Wilbur A. Moffett**, if he shall survive me, the sum of Three Thousand Dollars and No Cents ($3,000.00) in consideration for furniture and rugs he purchased with or for me. If he shall not survive me, then I give and bequeath such sum to the surviving issue per stirpes of **Wilbur A. Moffett**.

ITEM V.

Life Estate of Personal Residence. I hereby give, devise, and bequeath to **Wilbur A. Moffett** a life estate in the residence I share with him; said life estate shall last for the duration of his life. He may reside in it or if he resides in a facility then he may rent it out and use the rental income. I direct that **Jill Bowersett** shall oversee the use and care of the residence during his life. If she and **Wilbur A. Moffett** determine that he needs a different residence then the house can be sold and, at the unanimous decision of Jill and Wilbur, the proceeds may be used to purchase a replacement residence subject to the same terms herein or the proceeds can be split and paid one-half to my estate and one-half to him or his estate. Upon his death the residence shall be sold and the proceeds split one-half to my estate and one-half to his estate.

Notwithstanding this direction to sell my residence and split the proceeds, in no case shall the proceeds be made directly to **Wilbur A. Moffet** if to do so would cause **Wilbur A. Moffett** to lose all or a portion of any Medicare, Medicaid, or other government insurance, hospice care, or nursing home provisions. If such provisions would be lost or reduced then I direct my Executrix to carry out the sale as set forth above, but to distribute the proceeds otherwise available to **Wilbur A. Moffet** solely to the issue per stirpes of **Wilbur A. Moffett.**

In no case shall the children or grandchildren of Wilbur A. Moffett be allowed to live or reside in the above described residence, nor shall one or more of them become his regular care-giver while he resides in the residence.

MRB

ITEM VI.

Outright Gift of Residuary. I give, devise and bequeath all the rest, residue and remainder of my property of every kind and description (including lapsed legacies and devises) wherever situate and whether acquired before or after the execution of this Will, in equal shares to my children **Rita Bowersett Zuker, Jill Gore Bowersett,** and **Lee Byrd Bowersett**, or if any of my children should predecease me then that child's share to his or her issue per stirpes.

ITEM VII.

Naming the Executor, Executor Succession, Executor's Fees and Other Matters. The provisions for naming the Executor, Executor succession, Executor's fees and other matters are set forth below:

A. **Naming an Individual Executor.** I hereby nominate, constitute, and appoint as Executor of this my Last Will and Testament **Jill Gore Bowersett** and direct that she shall serve without bond.

B. **Naming Individual Successor or Substitute Executor.** If my individual Executor should fail to qualify as Executor hereunder, or for any reason should cease to act in such capacity, the successor or substitute Executor who shall also serve without bond shall be **Rita Bowersett Zuker.**

C. **Final Succession If Individual Successor Executor Cannot Act.** If my individual successor Executor should fail to qualify as Executor hereunder, or for any reason should cease to act in such capacity, then the successor or substitute Executor who shall also serve without bond shall be **Lee Byrd Bowersett.**

D. **Fee Schedule for Individual Executor.** For its services as Executor, the individual Executor shall receive reasonable compensation for the services rendered and reimbursement for reasonable expenses.

ITEM VIII.

Definition of Executor. Whenever the word "Executor" or any modifying or substituted pronoun therefor is used in this my Will, such words and respective pronouns shall include both the singular and the plural, the masculine, feminine and neuter gender thereof, and shall apply equally to the Executor named herein and to any successor or substitute Executor acting hereunder, and such successor or substitute Executor shall possess all the rights, powers and duties, authority and responsibility conferred upon the Executor originally named herein.

MRB

ITEM IX.

Powers for Executor. By way of illustration and not of limitation and in addition to any inherent, implied or statutory powers granted to Executors generally, my Executor is specifically authorized and empowered with respect to any property, real or personal, at any time held under any provision of this my Will: to allot, allocate between principal and income, assign, borrow, buy, care for, collect, compromise claims, contract with respect to, continue any business of mine, convey, convert, deal with, dispose of, enter into, exchange, hold, improve, incorporate any business of mine, invest, lease, manage, mortgage, grant and exercise options with respect to, take possession of, pledge, receive, release, repair, sell, sue for, to make distributions or divisions in cash or in kind or partly in each without regard to the income tax basis of such asset, and in general, to exercise all the powers in the management of my Estate which any individual could exercise in the management of similar property owned in his or her own right, upon such terms and conditions as to my Executor may seem best, and to execute and deliver any and all instruments and to do all acts which my Executor may deem proper or necessary to carry out the purposes of this my Will, without being limited in any way by the specific grants of power made, and without the necessity of a court order.

ITEM X.

Provision for Executor to Act as Trustee for Beneficiary Under Age Twenty-One. If any share or property hereunder becomes distributable to a beneficiary who has not attained the age of Twenty-one (21) years or if any real property shall be devised to a person who has not attained the age of Twenty-one (21) years at the date of my death, then such share or property shall immediately vest in the beneficiary, but notwithstanding the provisions herein, my Executor acting as Trustee shall retain possession of the share or property in trust for the beneficiary until the beneficiary attains the age of Twenty-one (21), using so much of the net income and principal of the share or property as my Executor deems necessary to provide for the medical care, education, support and maintenance in reasonable comfort of the beneficiary, taking into consideration to the extent my Executor deems advisable any other income or resources of the beneficiary or his or her parents known to my Executor. Any income not so paid or applied shall be accumulated and added to principal. The beneficiary's share or property shall be paid over, distributed and conveyed to the beneficiary upon attaining age Twenty-one (21), or if he or she shall sooner die, to his or her executors or administrators. Whenever my Executor determines it appropriate to pay any money for the benefit of a beneficiary for whom a trust is created hereunder, then the amounts shall be paid out by my Executor in such of the following ways as my Executor deems best: (1) directly to the beneficiary; (2) to the legally appointed guardian of the beneficiary; (3) to some relative or friend for the care, support and education of the beneficiary; (4) by my Executor using such amounts directly for the beneficiary's care, support and education; (5) to a custodian for the beneficiary under the Uniform Gifts or Transfers to Minors Act. My Executor as trustee shall have with respect to each share or property so retained all the powers and discretions conferred upon it as Executor.

MRB

ITEM XI.

Discretion Granted to Executor in Reference to Tax Matters. My Executor as the fiduciary of my estate shall have the discretion, but shall not be required when allocating receipts of my estate between income and principal, to make adjustments in the rights of any beneficiaries, or among the principal and income accounts to compensate for the consequences of any tax decision or election, or of any investment or administrative decision, that my Executor believes has had the effect, directly or indirectly, of preferring one beneficiary or group of beneficiaries over others; provided, however, my Executor shall not exercise its discretion in a manner which would cause the loss or reduction of the marital deduction as may be herein provided. In determining the state or federal estate and income tax liabilities of my estate, my Executor shall have discretion to select the valuation date and to determine whether any or all of the allowable administration expenses in my estate shall be used as state or federal estate tax deductions or as state or federal income tax deductions and shall have the discretion to file a joint income tax return with my husband.

ITEM XII.

Appointment of Ancillary Representative. If it becomes necessary for a representative of my estate to qualify in any jurisdiction other than the State of my domicile at the time of my death, then to the extent that I may legally do so, I hereby nominate, constitute, and appoint my Executor named in this Will as my representative in such jurisdiction and direct that such Executor shall serve without bond. If for any reason my Executor is unable or unwilling to serve as such representative or cannot qualify as such representative, then I hereby appoint my Executor named herein to designate (to the extent that it may legally do so) a person or a corporation to serve as my representative and request that such person or corporation shall serve without bond. Any representative named as provided herein (to the extent that it may legally do so) shall have in such jurisdiction all the powers and duties conferred or imposed on my Executor by the provisions of this Will.

ITEM XIII.

Definition of Children. For purposes of this Will, "children" means the lawful blood descendants in the first degree of the parent designated; and "issue" and "descendants" mean the lawful blood descendants in any degree of the ancestor designated; provided, however, that if a person has been adopted, that person shall be considered a child of such adopting parent and such adopted child and his or her issue shall be considered as issue of the adopting parent or parents and of anyone who is by blood or adoption an ancestor of the adopting parent or either of the adopting parents. The terms "child," "children," "issue," "descendant" and "descendants" or those terms preceded by the terms "living" or "then living" shall include the lawful blood descendant in the first degree of the parent designated even though such descendant is born after the death of such parent.

MRB

The term "per stirpes" as used herein has the identical meaning as the term "taking by representation" as defined in the Tennessee Probate Code.

ITEM XIV.

Definition of Words Relating to the Internal Revenue Code. As used herein, the words "gross estate," "adjusted gross estate," "taxable estate," "unified credit," "state death tax credit," "maximum marital deduction," "marital deduction," "pass," and any other word or words which from the context in which it or they are used refer to the Internal Revenue Code shall have the same meaning as such words have for the purposes of applying the Internal Revenue Code to my estate. For purposes of this Will, my "available generation-skipping transfer exemption" means the generation-skipping transfer tax exemption provided in section 2631 of the Internal Revenue Code of 1986, as amended, in effect at the time of my death reduced by the aggregate of (1) the amount, if any, of my exemption allocated to lifetime transfers of mine by me or by operation of law, and (2) the amount, if any, I have specifically allocated to other property of my gross estate for federal estate tax purposes. For purposes of this Will if at the time of my death I have made gifts with an inclusion ratio of greater than zero for which the gift tax return due date has not expired (including extensions) and I have not yet filed a return, it shall be deemed that my generation-skipping transfer exemption has been allocated to these transfers to the extent necessary (and possible) to exempt the transfer(s) from generation-skipping transfer tax. Reference to sections of the Internal Revenue Code and to the Internal Revenue Code shall refer to the Internal Revenue Code amended to the date of my death.

ITEM XV.

Statement by Testatrix of Intent Not to Exercise Power of Appointment. I hereby refrain from exercising any power of appointment that I may have at the time of my death.

ITEM XVI.

Simultaneous Death Provision Presuming Beneficiary Predeceases Testatrix. If any beneficiary and I should die under such circumstances as would make it doubtful whether the beneficiary or I died first, then it shall be conclusively presumed for the purposes of this Will that the beneficiary predeceased me.

MRB

Testimonium Clause. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 22 day of August, 2007.

Muriel Reid Bowersett

Muriel Reid Bowersett

Attestation Clause. The foregoing Will bearing on the margin the initials of the Testatrix, was this 22 day of August, 2007, signed, sealed, published and declared by the Testatrix as and for 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 on the above date.

Patricia Greer of Nashville, TN

Shannon Richardson of Mt. Juliet, TN

PROOF OF WILL

STATE OF TENNESSEE)
) **Self-Proving Affidavit**
COUNTY OF WILLIAMSON)

We, **Muriel Reid Bowersett**, and Patricia Greer and Shannon Richardson the Testatrix and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Testatrix signed and executed the instrument as her Last Will and that she had signed willingly (or willingly directed another to sign for her), and that she executed it as her free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Testatrix, and in the presence of each other, signed the Will as witness and to the best of our knowledge the Testatrix was at that time eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Muriel Reid Bowersett
Muriel Reid Bowersett

Patricia Greer
Witness

Shannon R Richardson
Witness

Subscribed, sworn to, and acknowledged before me by **Muriel Reid Bowersett,** the Testatrix and subscribed and sworn to before me by Patricia Greer, and Shannon Richardson witnesses, this 22 day of August, 2007.

Notary Public for Tennessee

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009