Karen Johnson Davidson County
Batch# 409877 DEEDQC
06/03/2020 03:40:57 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200603-0057259

This instrument prepared based on information provided by the parties and not independent verification by
C Michael Robinson
1215 7th Avenue N
Nashville, TN 37208

NEW OWNER:
Michael E. Brawley

342 Winding Way

Mount Juliet, TN 37122

SEND TAX BILLS TO:
Michael E. Brawley

342 Winding Way

Mount Juliet, TN 37122

MAP & PARCEL NUMBER
071 12 0 044.00

EXECUTOR'S DEED

This deed made on the 8th day of May, 2020 by Michael Eugene Brawley, Executor of the Estate of Ethel Faye Hutchison, deceased, by the power conferred by The Last Will and Testament of Ethel Faye Hutchison (attached hereto as Exhibit A) and the Seventh Circuit Court for Davidson County, Tennessee; Probate Division in case number 20P159, and every other power, in consideration of Zero Dollars, and other good and valuable consideration, the receipt of which is acknowledged, does convey, warrant, and quitclaim to **Michael Eugene Brawley**, an unmarried individual, of 342 Winding Way, Mount Juliet, TN 37122, real property located in the County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 53 and 54, on the Map of Joywood, of record in Book 974, Page 45, Register's Office for said County.
> Said Lot Nos. 53 and 54 front 50 feet each on the easterly side of Joy Circle and run back between parallel lines 150 feet to a dead line.
> Being the same property conveyed to Richard R. Hutchison and wife, Ethel Faye Hutchinson, by deed from Ona Lee Moore, a widow of record in Book 7697, Page 659, Register's Office for Davidson County, Tennessee.
> Being the same property conveyed to Ethel Faye Hutchinson, remainder to Richard R. Hutchison by Quitclaim Deed from Richard Hutchison and Ethel Faye Hutchison, through Robert Greene, Trustee, of record in Book 11466, Page 423, Register's Office for Davidson County, Tennessee.
> Being the same property conveyed to Ethel Faye Hutchison in Fee Simple Absolute, by Deed of Correction from Richard Hutchison, Ethel Faye Hutchison through Trustee, Robert Greene, of record in Book 11482, Page 987, Register's Office for Davidson County, Tennessee.
> This is improved property known as 1809 Joy Circle, Nashville, Tennessee 37207.

together with all the rights of the decedent in fee simple absolute.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 8 day of May, 2020.

MICHAEL EUGENE BRAWLEY, EXECUTOR

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

MICHAEL EUGENE BRAWLEY, EXECUTOR

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **MICHAEL EUGENE BRAWLEY, EXECUTOR,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 8th day of May, 2020.

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

NOTARY PUBLIC

My Commission Expires: 12-7-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 **, Affiant**
Subscribed and sworn before me this the
3 **Day of** June **, 20** 20
AHAYES **, Deputy Register**

Exhibit A

Last Will and Testament Of Ethel "Faye" Hutchison

I, **Ethel "Faye" Hutchison** of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all former Wills and Codicils.

ITEM I
REFERENCES

1.1. *Fiduciaries.* For convenience, the fiduciaries (including any alternates) hereinafter appointed are sometimes referred to as the Personal Representative, and the Trustee, regardless of the gender or the number of the parties serving in each capacity.

1.2. *Heirs.* All references to my heirs refer to my nephew, **Michael Eugene Brawley** of Mt. Juliet, Tennessee.

ITEM II
DEBTS, ADMINISTRATION EXPENSES AND TAXES

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Personal Representative as soon as practicable after my death. I further direct that my Personal Representative pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM III
REAL PROPERTY

I hereby vest title to all my interest in real estate in my Personal Representative and all real estate which I own or in which I have an interest as of the date of my death shall be considered a part of my probate estate and treated as personalty for the purposes of administration of my estate.

ITEM IV
DISPOSITION OF PERSONAL EFFECTS

I bequeath to my nephew, **Michael Eugene Brawley** any property owned by me at the time of my death, including any real [illegible] furnishings, automobiles, and personal effects, *per stirpes*.

ITEM V
RESIDUARY ESTATE

All of the rest and residue of the property owned by me at the time of my death, including any monies and real property, I devise and bequeath absolutely and in fee simple to my nephew, **Michael Eugene Brawley**, *per stirpes*.

ITEM VI
POWERS OF PERSONAL REPRESENTATIVE

The following general provision shall apply to my personal representative in addition to any others contained in the Will.

6.1. Dealing with Personal Representatives. No person dealing with the personal representative in any capacity shall be bound to inquire into the capacity to act on the part of the personal representative or into the authority for, or propriety of, any act or to see to the application or disposition of any money or other property paid, delivered or loaned to the personal representative.

6.2. Waiver of Inventory, Reports, Accounting and Appraisal. I authorize my personal representative to administer and settle my estate without the necessity of filing an inventory or making any report or final settlement or accounting with any court to the extent permitted by law. I expressly waive appraisal of my estate.

6.3. **Powers.** My personal representative [redacted] *Tennessee Code Annotated* §35-50-110, which I incorporate by reference into this Will. Further, my personal representative shall exercise, in general, all power with respect to the property included in my estate which any individual would exercise in the management of similar property owned in his own right and not to be responsible for losses, if any, resulting from honest mistakes of judgment.

6.4. *Income During Administration.* During the period of administration of my estate, the personal representative shall be authorized to make distributions of the income of the estate to the same persons, and in the same proportions, as might be made if the administration were completed.

6.5. *Reasonable Discretion, Good Faith.* I authorize the personal representative to exercise reasonable discretion with respect [redacted] and personal, at any time forming part of the estate. No personal representative serving hereunder shall be liable or responsible for any act or omission unless such act or omission shall have been done or omitted in bad faith. Any act or omission done or omitted by any personal representative serving hereunder upon the advice of legal counsel shall be conclusively presumed to have been done in good faith.

6.6. *Realty.* Except for real property specifically devised in this Will, I direct that all real property in my estate is to be administered as part of the estate subject to the control of the personal representative; specifically including the right to sell, mortgage and convey real estate.

6.7. *Estate Liquidity.* If my personal representative must dispose of an asset to provide funds for the payment of a tax, an administration expense, or claim of a creditor, my personal representative may dispose of the asset without liability to my estate or to a beneficiary for disposing of an asset which is more marketable but which will produce a higher income tax liability to my estate than another asset.

6.8. *Joint Income Tax Return.* I authorize my personal representative to execute a joint income tax return with my surviving spouse if my personal representative deems such action advisable.

6.9. *Duties of Successor.* A successor personal representative has each duty, right and power given to the personal representative originally appointed. A successor is not liable for an act or default of a predecessor, nor for a loss or an expense from or occasioned by an act done or neglected to be done by a predecessor personal representative.

Personal Representative. I appoint my nephew, **Michael Eugene Brawley** of Mt. Juliet, Tennessee as Personal Representative of this my Last Will and Testament. If **Michael Eugene Brawley** is unable to serve as the Personal Representative for any reason, I appoint **Tiffany Hannah** of White House, Tennessee as alternate Personal Representative. I direct that no bond, inventory or accounting be required of either my primary or alternate Personal Representative for the faithful performance of their duties.

{The rest of the page left intentionally blank}

Initials: EFH

[redacted]
Last Will and Testament, [redacted]
typewritten pages, and for the purpose of identification [redacted]
page at the bottom thereof, all in the presence of the persons witnessing [redacted]
request, at 2306 North Mt. Juliet Road, Mount Juliet, Tennessee on this the 15th day of April, 2017.

Ethel Faye Hutchison
Ethel "Faye" Hutchison, Testatrix

[redacted]

Signed, sealed, published and declared [redacted] Hutchison, to be her Last Will and Testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Stacey Barrett, Witness
Watertown, Tennessee

Ruth Wakefield, Witness
Mt. Juliet, Tennessee

[redacted]

Initials: EFH

STATE OF TENNESSEE)
COUNTY OF WILSON)

The undersigned, being first duly sworn, do hereby depose and say as follows:

1. The Testatrix, **Ethel "Faye" Hutchison**, signed the foregoing paper writing, declaring it as and for her Will on this the **13th** day of **April, 2017, in our** presence.

2. **At the request of said Testatrix, we then each signed our names** as attesting witnesses thereto, in the presence of the Testatrix and [illegible] of each other.

3. At the time she signed said paper writing, the Testatrix appeared to be over eighteen (18) years of age, of sound mind and disposing memory, and legally capable of making a Will.

WITNESSES:

Stacey Barrett, Witness
Watertown, Tennessee

Ruth Wakefield, Witness
Mt. Juliet, Tennessee

SWORN TO AND SUBSCRIBED before me this the **13th** day of **April, 2017.**

My Commission Expires: 10/26/19

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This Instrument Was Prepared By:

Yancy Belcher (#021158)
Attorney At Law
2306 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122
(615) 773-2889

Initials: EFH