Karen Johnson Davidson County
Batch# 455748 DEEDQC
08/13/2020 09:13:29 AM 11 pgs
Fees: $58.00 Taxes: $499.50

20200813-0090573

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF Washington The actual consideration for this transfer is: $135,000.00 Ernest L. Hill Ernest L. Hill, AFFIANT Subscribed and sworn to before me, this 27 day of July, 2020. Amanda Garland NOTARY PUBLIC My Commission Expires: 11/01/2020

AMANDA GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelleesa A. Ewing 1015 Petway Ave Nashville, TN 37206	New Owner	08301023300

FOR AND IN CONSIDERATION of One Hundred and Thirty-Five Thousand Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Ernest L. Hill, ("Grantor") do hereby quitclaim, transfer and convey unto Kelleesa A. Ewing, her successors and assignees, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

1015 Petway Ave, Nashville, TN 37206 and more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Petway's Subdivision of Lot No. 7 of the Hobson Property, as of record in Plan Book 2 page 42, Chancery Court of Nashville.

Said Lot No. 23 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel liens 246 feet, more or less, to an alley.

Being the same property conveyed to William H. Ewing and wife, Maude Ewing by deed from J.B. Knox of record in Book 4244, Page 767, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Ernest L. Ewing, by Ernest L. Ewing acting as Power of Attorney for Maude Ewing of record as instrument number 20041230-0154770, Register's Office for Davidson County, Tennessee.

Ernest Lee Ewing died testate on April 29, 2019. An estate was administered in Davidson County, Tennessee, being docket number 19p806. The Decedent's Last Will and Testament was admitted into probate on June 28, 2019. A copy of the order admitting the will is attached hereto as **Exhibit 1.** A copy of the Last Will and Testament of Ernest Lee Ewing, dated December 4, 1987, is attached hereto as **Exhibit 2.** Pursuant to the terms of the Last Will and Testament of Ernest Lee Ewing, the property vested immediately into Ernest L. Hill and Kelleesa A. Ewing.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27 day of July, 2020.

Ernest L. Hill

Ernest L. Hill, Grantor

STATE OF TENNESSEE)
COUNTY OF Washington **)**

Ernest L. Hill, the Grantor, personally appeared before me, the undersigned Notary Public, in and for the said county and state, 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, this 27 day of July, 2020.

Amanda Garland

Notary Public

AMANDA GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

My Commission Expires: 11/01/2023

Exhibit 1

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

FILED
2019 JUN 28 PM 3:22
RICHARD R. ROOKER, CLERK

IN RE:	)	
THE ESTATE OF ERNEST LEE EWING,	)	**DOCKET NO. 19P806**
Deceased	)	**PROBATE DIVISION** Kennedy D.C.
	)	
KELLEESA ANN EWING,	)	
Petitioner.	)	

ORDER ADMITTING WILL TO PROBATE AND APPOINTING ADMINISTRATOR

THIS CAUSE came to be heard on the 20th day of June, 2019, before the Honorable Randy Kennedy, upon the Petitioner's Amended Petition to Open Probate of the Estate of Ernest Lee Ewing. Both Petitioner, Kelleesa Ann Ewing, and Respondent, Ernest Lee Hill, were present in Court and represented by counsel. Counsel for Petitioner and Respondent, Ernest Hill, announced in open court an agreement to the appointment of attorney Peggy D. Mathes as Administrator of the Estate of Ernest Lee Ewing, and for the Injunctive and Restraining Order entered on May 17, 2019, at 11:45 a.m. to continue to remain in place for a limited duration until Ms. Mathes is settled into her role as the Administrator for the Estate of Ernest Lee Ewing; and the Court being pleased to adopt such agreement of counsel and the parties find as follows:

1. The Last Will and Testament of Ernest Lee Ewing is valid and should be admitted to probate.

2. Ernest Lee Ewing is survived at law by his children, Ms. Kelleesa Ann Ewing and Mr. Ernest Lee Hill.

3. Decedent's Last Will and Testament names the decedent's daughter, Ms. Kelleesa Ann Ewing, and the decedent's son, Ernest Lee Hill, as co-executors. To mitigate disputes between

Copy

the daughter and son of the Decedent, the Court appoints, with agreement of counsel and the parties, attorney Peggy D. Mathes as Administrator of the Estate of Ernest Lee Ewing.

4. Bond is waived, but the Administrator shall be required to file an inventory pursuant to Tenn.CodeAnn. §30-2-301 and shall make annual and final accountings as required by Tenn.CodeAnn. §30-2-601. Bond is waived KK

5. The decedent passed away in 2019 and therefore notice to the Tennessee Department of Revenue pursuant to Tenn. Code Ann. § 67-8-409(g) is not required. However, a TennCare Release and a Notice to Creditors are required for this estate. It is, therefore;

ORDERED, ADJUDGED, and DECREED that the Clerk is hereby directed to record such instrument and issue Letters of Administration to attorney Peggy D. Mathes who has been appointed by agreement Administrator of the Estate of Ernest Lee Ewing; and it is further,

ORDERED, ADJUDGED, and DECREED that the requirement of bond is hereby waived, however, inventory and the annual and final accounting requirements for the Estate of Ernest Lee Ewing, Deceased, shall be required. A Status Report shall be filed with the Probate Court upon the request by the Probate Clerk, and it is further;

ORDERED, ADJUDGED, and DECREED that the Injunctive and Restraining Order entered on May 17, 2019, at 11:45 a.m. shall continue to be in effect for a limited duration until Ms. Mathes is settled into her role as the Administrator for the Estate of Ernest Lee Ewing; and it is further,

ORDERED, ADJUDGED, and DECREED that Notice shall issue to creditors pursuant to Tenn. Code Ann. § 30-2-306 and a Release from the Bureau of TennCare will be filed with the Court on or before the closing of this estate; and it is further,

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ORDERED, ADJUDGED, and DECREED that no notice will be issued to the Tennessee Department of Revenue pursuant to Tenn. Code Ann. § 67-8-409(g) as the decedent died in 2019.

DATED this the 28 day of _____, 2019.

THE HONORABLE RANDY KENNEDY

Respectfully submitted,

ROGERS, KAMM & SHEA

SIEW-LING SHEA, No. 25684
Attorney for Petitioner, Kelleesa Ann Ewing
The Wind in the Willows Mansion
2205 State Street
Nashville, Tennessee 37203
615) 320-0600 (Telephone)
(615)320-9933 (Facsimile)
shea@thewindinthewillowslaw.com

ALAN C. HOUSHOLDER, No. 2845
Attorney for Respondent, Ernest Lee Hill
102 Woodmont Boulevard, Suite 510
Nashville, Tennessee 37205
(615) 352-1262 (Telephone)
(615) 352-0780 (Fax)
alan@housholderlaw.com

No response

Exhibit 2

[redacted]

197806

PREPARED BY:
Alan C. Housholder,
Attorney
420 Stahlman Building
Nashville, TN 37201
254-1267

FILED
JUN 28 2019
By [illegible] Clerk
Deputy

LAST WILL AND TESTAMENT
OF
ERNEST L. EWING

I, ERNEST L. EWING, of Nashville, Davidson County, Tennessee, being of sound mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

I.

I direct that all of my just debts and funeral expenses and the expenses of administration of my estate be paid by my Co-Executors named hereinafter as soon as practicable after my death. I direct that all estate, inheritance, succession and other death taxes which may be payable by or chargeable against my estate, or any beneficiary thereof, be paid out of my residuary estate as an expense of administration, and without apportionment or proration among the several beneficiaries, legatees and devisees.

II.

I leave my house and lot at 3208 Lincoln Avenue, Nashville, Tennessee, to my daughter Kelleesa A. Ewing. I leave my house and lot at 3205 Lincoln Avenue, Nashville, Tennessee to my son, Ernest Hill. I leave my personal items and my motor vehicles to Kelleesa A. Ewing.

III.

I leave all money in my bank accounts to my mother, Maude Ewing. If she predeceases me, then the money in the bank accounts is to go to Kellessa A. Ewing.

IV.

All of my remaining property, real, personal and mixed, of whatever kind and character and wherever located, I give, devise, and bequeath equally to Kelleesa A. Ewing and Ernest Hill.

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V.

If either Kelleesa A. Ewing or Ernest Hill predecease me, I leave his or her share to the survivor of the two of them.

VI.

I nominate, constitute, and appoint my children, Kelleesa A. Ewing and Ernest Hill, as Co-Executors of this my Last Will and Testament, and direct that they not be required to make bond.

IN WITNESS WHEREOF, I have hereunto set my hand to this, my Last Will and Testament, consisting of two pages, this the 4th day of Dec, 1987.

Ernest L. Ewing
ERNEST L. EWING

Signed and published by ERNEST L. EWING, as and for his Last Will and Testament in our presence and we, at his request and in his presence, and the presence of each other, have hereunto subscribed our names as witnesses the day and year above set out.

Roger D. Barkette Jr. residing at 420 Stahlman Bldg

Dan C. Phillips residing at 420 Stahlman Bldg.



AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, pursuant to Tennessee Code Annotated, 32-2-110 and at the request of ERNEST L. EWING on this day personally appeared Ann C. Phillips and Roger D. Baskette, Jr., who hereby swear that they are the witnesses to the Will of ERNEST L. EWING and both of said witnesses to the Will being by me duly sworn, each on his oath states that the said testator had declared to them that said instrument was his Last Will and Testament, and that he executed same as such and wanted each of us to sign it as a witness; and upon their oaths each witness states further that they did sign the same as witnesss in the presence of the said testator and at his request and in the presence of each other; that he was at the time twenty-one years of age or over and was of sound mind and that each of said witnesses was then at least twenty-one years of age.

Roger D. Baskette Jr.

Ann C. Phillips

Subscribed and acknowledged before me by the said Roger D. Baskette, Jr. and Ann C. Phillips, witnesses, this the 4th day of December, 1987.

Notary Public

My commission expires: 7/17/88