Karen Johnson Davidson County
Batch# 460411 ORDER
08/20/2020 08:17:08 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20200820-0093751

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. **20P276.**

ESTATE OF JEWEL E. CURTIS

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 8th day of January in the year Two Thousand and twenty.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

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

IN RE:	)	
	)	
MUNIMENT OF TITLE PROBATE	)	Case No: 20P276
OF THE LAST WILL AND TESTAMENT	)	
OF JEWEL E. CURTIS	)	
	)	
	)	
Deceased.	)	

AMENDED ORDER TO ADMIT WILL TO PROBATE FOR THE LIMITED PURPOSE OF ESTABLISHING MUNIMENT OF TITLE TO REAL ESTATE

This Cause came before this Honorable Court on August 13th, 2020, before the Honorable Randy Kennedy, Judge, upon Petition of Kimberly D. Roe, by and through her attorney, to correct a typographical mistake in the original Order to Admit Will to Probate for the Limited Purpose of Establishing Muniment of Title Only previously entered in this Cause on February 19, 2020. Based upon the Petition and the entire record herein the Court hereby amends the original Order entered on February 19, 2020 and finds and enters as follows:

Based on the Petition that was filed, and the entire record herein, pursuant to Tenn. Code Ann. § 32-2-11, the Court does find that Jewel E. Curtis died on January 17, 2007, and it is appropriate to admit to probate the Last Will and Testament of Jewel E. Curtis dated June 10, 1992 and Codicil No. 1 to her Last Will and Testament dated March 29, 1993, as muniment of title to the real property located in Davidson County, commonly known as 601 South 15th Street, Nashville, Tennessee 37206, demonstrating Terry E. Stanley is vested with a life estate and the remainder interest in said real property is vested in Kimberly D. Roe, upon the death of Terry E. Stanley.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED as follows:

1. The Last Will and Testament of Jewel E. Curtis, duly executed by her on June 10, 1992 and Codicil No. 1 to her Will duly executed on March 29, 1993, a copy of which is attached hereto as collective Exhibit A, is hereby entered, and shall serve as muniment of title, pursuant to Tenn. Code. Ann. § 32-5-109, to the real property described as follows:

> **Being Lot No. 106 on the Map of Shelby Village, no Two, as of record in Book 1835, page 48, Register's Office for said county.**
>
> **Said Lot No. 106 fronts 60.9 feet on the easterly side of 15th Street, south, and runs back 169.6 feet on the north line and 163.5 feet on the southerly line, to a dead line in the rear, measuring 36.8 feet thereon.**
>
> **Being the same property conveyed to Harold D. Curtis, Trustee, by Jewel E. Curtis by Quitclaim Deed and then from Harold D. Curtis, Trustee to Jewel E. Curtis for the express purpose of a re-conveyance, of Record in Book 10413, Page 555, said Register's Office for Davidson County, Tennessee.**

to demonstrate Terry E. Stanley is vested with a life estate and the remainder interest in said real property is vested in Kimberly D. Roe, upon the death of Terry E. Stanley.

2. Pursuant to Tenn. Code Ann. § 32-2-11, there is no formal administration of this Estate to be had and publication of Notice to Creditors is not necessary; and

3. Any and all additional Court costs in this matter are taxed to the Petitioner, Kimberly D. Roe, *via* her attorney, Devin Freeman Park.

ENTERED this 31st day of August, 2020.

HONORABLE RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

Devin Freeman Park, BPR #036347
FREEMAN & BRACEY, PLC
885 Conference Drive # 500
Goodlettsville, TN 37072
(615) 859-1328
dpark@freemanbracey.com
Attorney for the Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document was served via U.S. Mail, postage prepaid, upon the following:

Harold D. Curtis
3917 Oxbow Drive
Nashville, Tennessee 37207

Kimberly D. Roe
2031 Linnwood Way
Greenbrier, Tennessee 37073

Terry E. Stanley
601 South 15th Street
Nashville, Tennessee 37206

Scott Stanley
1009 Heather Drive
Goodlettsville, Tennessee 37072

This 24 day of July, 2020.

Devin Freeman Park

Exhibit A

STATE OF TENNESSEE

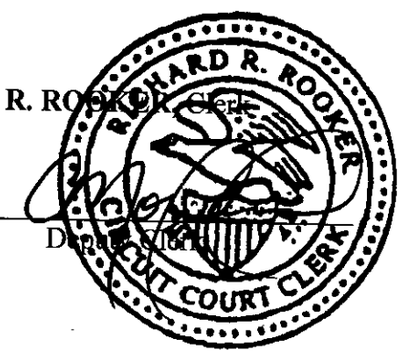
I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL AND TESTAMENT** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **20P276.**

ESTATE OF JEWEL E. CURTIS

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 8th day of January in the year Two Thousand and twenty.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk



20P276

Last Will and Testament

of

JEWEL E. CURTIS

I, Jewel E. Curtis, of 3917 Oxbow Drive, 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 to wills heretofore made by me.

FIRST: I direct that all my just debts, including my funeral expenses, be paid by my executor as soon as practicable after my death.

SECOND: If my son, Terry E. Stanley, survives me, I give and devise to him for his life the real property owned by me located at 501 South 15th Street, Nashville, Davidson County, Tennessee, and upon his death, I give and devise the same to my children Billy W. Stanley and Kimberly D. Roe. I direct that my son Terry E. Stanley shall pay all charges during the term of his life incident to maintaining said property including, without limitation, all assessments, insurance premiums, taxes and ordinary repairs.

THIRD: All the rest, residue and remainder of my property, real, personal or mixed and wherever located, of which I die seized or possessed, I give devise and bequeath to my husband, Harold D. Curtis. If my husband does not survive me, then and in that event, I give, devise and bequeath such property to the survivors of my children, Terry E. Stanley, Billy W. Stanley and Kimberly D. Roe, equally, share and share alike.

FOURTH: I hereby nominate, constitute and appoint my husband, Harold D. Curtis, executor, of this my Last Will and Testament. In the event my said husband shall not survive me, or shall fail to qualify, die, resign, or cease to act for any reason, I appoint my daughter, Kimberly D. Roe, executrix, in place of my said husband. I direct that no bond or other security shall be required of my executor or executrix for the faithful performance of their duties as such, and that they shall not be required to file an inventory of my estate.

IN WITNESS WHEREOF, I have hereunto signed my name, this 12th day of June, 1992, at Hill Block House, Tennessee.

Jewel E. Curtis
JEWEL E. CURTIS

Signed, sealed, published and declared by the Testatrix, Jewel E. Curtis, to be her Last Will and Testament in the presence of us 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 forth.

Elmer V. Bracey
WITNESS

Route one Box 75 Buchanan Tenn 38222
ADDRESS

Velma Bracey
WITNESS

Rt 1 Box 75 Buchanan, Tn. 38222
ADDRESS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, depose and say:

1. That they are adult citizens of the State of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of Jewel E. Curtis dated the _____ day of June, 1992, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix and in accordance with Tennessee Code Annotated §32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence and in the presence of each other at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Last Will and Testament Testatrix was, in their opinion, of sound mind.

WITNESS

WITNESS

Sworn to and subscribed before me this 10th of June, 1992.

NOTARY PUBLIC

My commission expires:

Codicil No. 1 to the Last Will and Testament of Jewell E. Curtis

I, Jewell E. Curtis, of 3917 Oxbow Drive, Nashville, Davidson County, Tennessee, having heretofore made and published my Last Will and Testament, which bears the date of June 10, 1992, do make and declare this as a codicil thereto, to wit:

FIRST: My son Billy W. Stanley is now deceased and it is my intention to substitute for the second paragraph of my will the following:

If my son, Terry E. Stanley, survives me, I give and devise to him for his life the real property owned by me located at 601 South 15th Street, Nashville, Davidson County, Tennessee and upon his death, I give and devise the same to my daughter, Kimberly D. Roe, if she survives me. I direct that my son Terry E. Stanley shall pay all charges during the term of his life incident to maintaining said property including, without limitation, all assessments, insurance premiums, taxes and ordinary repairs.

I hereby ratify, republish and reaffirm said will in all respects, except as modified by this codicil thereto.

IN WITNESS THEREOF, I have hereunto set my hand to this Codicil No. 1 to my Last Will and Testament at Nashville, Tennessee, on this the 24 day of March, 1993.

Jewell E. Curtis
JEWELL E. CURTIS

Signed, sealed, published and declared by the Testatrix, Jewell F. Curtis, to be Codicil No. 1 to her Last Will and Testament in the presence of all of us at one and the same time and 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 forth.

WITNESS — Route one Box 75 Buchanan Tenn 38222
ADDRESS

WITNESS — Rt 1 Box 75 Buchanan Tn. 38222
ADDRESS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, depose and say:

1. That they are adult citizens of the State of Tennessee.

2. That they witnessed the execution of the Codicil No. 1 of Jewell E. Curtis, dated the 29 day of March, 1993, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix and in accordance with Tennessee Code Annotated 32-2-110.

3. That their signatures are affixed to said Codicil No. 1, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence and in the presence of each other at the place and on the date recited in said Codicil No. 1.

4. That the Testatrix signed said paper writing as and for her Codicil No. 1 in their sight and presence.

5. That at the time they witnessed said Codicil No. 1 she was, in their opinion, of sound mind.

Deanna L. Bracey
WITNESS

Marlon Bracey
WITNESS

Sworn to and subscribed before me this the 29 day of March, 1993.

Sarah M Cain
NOTARY PUBLIC

My commission expires:

1-30-96