Karen Johnson Davidson County
Batch# 553667 DEEDQC
01/13/2021 12:33:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20210113-0005940

THIS INSTRUMENT PREPARED BY:

ALICE M. BOHANNON
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 11th day of January, 2021.

Notary Public

My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Raiford W. Cooper, Jr. and Jack Glenn Cooper 626 General George Patton Road Nashville, TN 37221	-SAME-	Map 142-09-0-F Parcel 626.00 CO

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Raiford W. Cooper, Jr. and Jack Glenn Cooper, Executors of the Estate of Mary B. Cooper, deceased (the "decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the decedent's Will that was duly admitted to probate as a muniment of title in Davidson County, Tennessee, hereby releases, remises and

quitclaims unto Raiford W. Cooper, Jr. and Jack Glenn Cooper, as equal tenants in common, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 11 day of January, 2021.

Raiford W. Cooper, Jr., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Raiford W. Cooper, Jr., Executor**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of January, 2021.

Notary Public

My Commission Expires: ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Jack Glenn Cooper, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack Glenn Cooper, Executor**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of January, 2021.

Notary Public

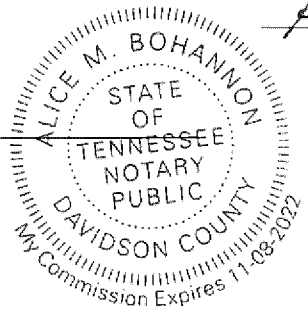
My Commission Expires: 

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being more particularly described as follows:

> Unit No. 626, together with the Carport designated No. 626-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, and Book 8123, page 960, as amended in Book 6900, page 654, et. seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Raiford W. Cooper and wife, Mary B. Cooper, by Warranty Deed from Haury and Smith Contractors, Inc. of record in Book 8279, page 864, Register's Office for Davidson County, Tennessee. The said Raiford W. Cooper is deceased, having died on August 10, 1994, survived by his wife, Mary B. Cooper, who thereafter died on September 22, 2020.

This conveyance is subject to 2021 taxes as set forth above.

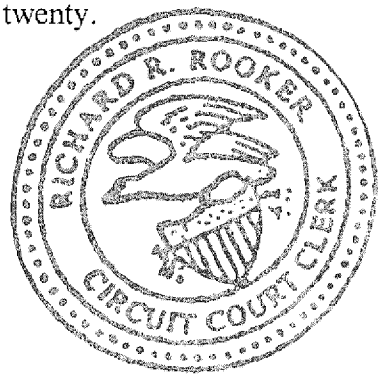
This is improved property known as 626 General George Patton Road, Nashville, Tennessee 37221.

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 ONLY** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **20P-1973**

ESTATE OF MARY B. COOPER

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 17th day of December in the year Two Thousand and twenty.



RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

IN RE:	)	
	)	
MUNIMENT OF TITLE	)	No. 20P-1973
PROBATE ONLY OF THE LAST WILL	)	
AND TESTAMENT OF	)	
MARY B. COOPER, DECEASED		

ORDER TO PROBATE

This cause came on to be heard on the 17th day of December, 2020, before Scott Pilkinton, Special Master, upon the Petition of Raiford W. Cooper, Jr. and Jack Glenn Cooper that a paper writing purporting to be the Last Will and Testament of Mary B. Cooper, deceased, be admitted to probate only as a muniment of title.

Whereupon, the Petitioners produced a paper writing purporting to be the Last Will and Testament of Mary B. Cooper, said paper writing bearing date of November 14, 1994, having the name Mary B. Cooper signed thereto as testatrix, subscribed by Alden H. Smith, Jr. and Charles H. Warfield as attesting witnesses, naming Raiford W. Cooper, Jr. and Jack Glenn Cooper as Co-Executors, and waiving any bond of said personal representative in Item I on page 1 of said Will.

And, it appearing from the testimony of the aforesaid Alden H. Smith, Jr. and Charles H. Warfield, taken upon affidavit as authorized by and in accordance with Tennessee Code Annotated Section 32-2-110, that: each of them did subscribe his respective name as an attesting witness to said paper writing; that said paper writing was written in the lifetime of Mary B. Cooper, and published, signed and subscribed by Mary B. Cooper in the presence of the attesting witnesses; that Mary B. Cooper was then eighteen (18) years of age or older and of sound mind; and that, at

202101130005940

Mary B. Cooper's request, said attesting witnesses signed said paper writing in Mary B. Cooper's presence and in the presence of each other on November 14, 1994.

And, it further appearing that: said paper writing bears the true signature of Mary B. Cooper; that Mary B. Cooper's usual place of domicile and residence at the time of Mary B. Cooper's death was Nashville, Davidson County, Tennessee; and that Mary B. Cooper died in Davidson County, Tennessee, on September 22, 2020, at the age of 97 years.

And, it further appearing that the decedent owned a parcel of real property in Davidson County, Tennessee, at her death located at 626 General George Patton Road, Nashville, Tennessee, 37221, and being more particularly described as follows:

> Unit No. 626, together with the Carport designated No. 626-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517**, as amended in Book 6900, page 654, et. seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.
>
> ** and Book 8123, page 960.
>
> Being the same property conveyed to Raiford W. Cooper and wife, Mary B. Cooper, by Warranty Deed from Haury and Smith Contractors, Inc. of record in Book 8279, page 864, Register's Office for Davidson County, Tennessee. The said Raiford W. Cooper is deceased, having died on August 10, 1994, survived by his wife, Mary B. Cooper, who thereafter died on September 22, 2020.
>
> This is improved property known as 626 General George Patton Road, Nashville, Tennessee 37221.

And, it further appearing that the decedent had no personal estate and no formal administration is required.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** that said paper writing is the true, whole and last Last Will and Testament of Mary B. Cooper, deceased; that the same is hereby admitted to probate for the limited purpose of establishing a muniment of title; and that the Clerk is directed to file and record the same, and that no formal administration is required.

Scott Pilkinton, Special Master

APPROVED FOR ENTRY:

Alice M. Bohannon, attorney

Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
allie@howardmobley.com
Tennessee Supreme Court Reg. No. 34153

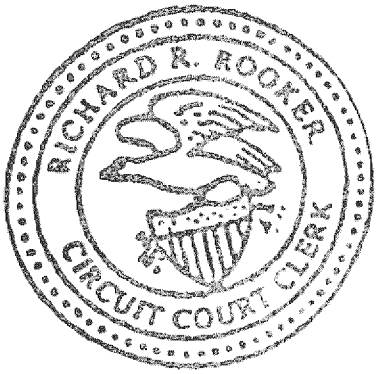
Attorney for Petitioners

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. **20P-1973**

ESTATE OF MARY B. COOPER

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 17th day of December in the year Two Thousand and twenty.



RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

FILED

DEC 17 2020

RICHARD R. ROOKER, Clerk
By _____ Deputy

20p1973

LAST WILL AND TESTAMENT
OF
MARY BERRY COOPER

I, MARY BERRY COOPER, domiciled in and a resident of Davidson County, Tennessee, make, publish and declare this to be my Last Will and Testament. I revoke all wills and codicils previously made by me.

ITEM I: Appointment of Co-Executors. I appoint RAIFORD WILSON COOPER, JR. and JACK GLENN COOPER as Co-Executors of this my Last Will and Testament and direct that no bond be required of them in this capacity. If either Co-Executor should not survive me, or be for any reason unable or unwilling to qualify as Co-Executor, or, having so qualified, should become incapacitated, die or resign, then the other Co-Executor shall serve alone, without bond.

ITEM II: Payment of Debts, Expenses of Administration and Taxes. I direct that all of my legally enforceable debts, any unpaid charitable pledges (regardless of whether these pledges may be enforceable obligations of my estate), my funeral expenses, and the costs of administration of my estate be paid as soon as practicable after my death; provided, however, my Co-Executors shall not be required to pay any obligation in advance of its maturity. I further direct that there shall be paid out of my estate, without apportionment, all estate, inheritance, succession and other taxes, (together with any interest or penalty thereon) assessed by reason of my death.

ITEM III: Bequests of Tangible Personal Property. I may leave a handwritten list indicating my disposition of certain personal property. All personal property not disposed of by any such list shall pass as part of the remainder of my estate.

ITEM IV: Specific Bequests. If the named individual survives me, I give Ten Thousand Dollars ($10,000) to ALICIA KATHRYN COOPER and Ten Thousand Dollars ($10,000) to KERRIE BETH COOPER.

ITEM V: Disposition of Residuary Estate. I devise and bequeath all the rest and residue of the property that I may own at the time of my death, of whatever kind and wherever located (my Residuary Estate) equally to my two sons RAIFORD WILSON COOPER, JR. and JACK GLENN COOPER and if either son should predecease me, his share shall go to his children. If either son predeceases me without leaving any surviving children, one-half (1/2) of his share shall go to his wife if surviving and the other one-half (1/2) to his surviving brother.

ITEM VI: Statutory Powers Granted to Fiduciaries. I authorize my Co-Executors (including any substitute or successor personal representative) in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming part of my estate, to exercise any or all the powers set forth in Section 35-50-110, Tennessee Code Annotated, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this Will) are granted, notwithstanding that said statute may be amended hereafter or repealed at the time of my death.

ITEM VII: Accountings And Bond. No fiduciary appointed under this Will shall be required to file an accounting or inventory with any court, nor shall any fiduciary be required to post bond.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and one other typewritten page, and for the purpose of identification I have

202101130005940

initialed each such page, all in the presence of the persons witnessing it at my request on this 14th day of November, 1994, at Nashville, Tennessee.

Mary Berry Cooper
MARY BERRY COOPER

The foregoing instrument was signed, published and declared by the said MARY BERRY COOPER as and for her Last Will and Testament on the day and year written above, in our presence and in the presence of each of us who, at her request, in her presence and in the presence of each other, have subscribed our names as witnesses this 14th day of November, 1994, at Nashville, Tennessee.

[signature] residing at Nashville, TN

[signature] residing at Nashville, TN

202101130005940

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT BY WITNESSES TO WILL

Each of the aforesaid witnesses, being Alden H. Smith, Jr. and Charles H. Warfield, deposes and says that said witnesses subscribed to the foregoing Will of MARY BERRY COOPER, executed on the 14th day of November, 1994, having been requested by the Testatrix to make and sign this Affidavit, and having first been duly sworn before the Notary Public whose name appears below, hereby states that the said MARY BERRY COOPER was over eighteen (18) years of age, was of sound mind, declared the foregoing instrument to be her Last Will and Testament, published and executed it freely, without undue influence or coercion, by initialing each page and signing the final page in the presence of all of the witnesses who were all present at the same time, and that said witnesses, in her presence, at her request, and in the presence of each other, subscribed their names as witnesses on the 14th day of November, 1994.

Alden H. Smith

Charles H Warfield

Sworn to and subscribed before me this the 14th day of November, 1994.

Lori L. Parsons
Notary Public

My Commission Expires: 11/26/94

151733.1 11/3/94

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 of the original document executed and authenticated according to law.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Alice M. Bohannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

