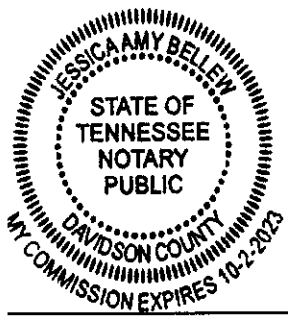
EXECUTRIX'S DEED

Karen Johnson Davidson County
Batch# 559688 DEEDQC
01/25/2021 09:10:32 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20210125-0010298



State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 1.00 .

Kristen Vanderkooi
Affiant

Subscribed and sworn to before me, this the 20th day of January, 2021.

Jessica A Bellew
Notary Public

My commission expires: 10-2-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Martha M. Street	**OWNER**	**162 09 0B 081.00**
P.O. Box 677		
Hendersonville, TN 37077		

WHEREAS, Carolyn S. Myers (the "Decedent") was the owner of certain property located in Davidson County, Tennessee, said property is more particularly described in Exhibit A, and

WHEREAS, Decedent died on July 22, 2019 and her Last Will and Testament, dated July 28, 2016 attached hereto as Exhibit B (the "Will");

WHEREAS, the Will appoints Martha M. Street as the Executrix of her estate, Letters Testamentary attached as Exhibit C;

WHEREAS, Kristen Vanderkooi was appointed as Successor Executrix, Order attached hereto as Exhibit D and;

WHEREAS, pursuant to the Will, Decedent's interest to the real property described in Exhibit A vested in Martha M. Street, by specific bequest in the Will.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kristen Vanderkooi, Executrix of the Estate of Carolyn S. Myers

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Martha M. Street

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST, AS EXECUTRIX OF THE DECEDENT'S ESTATE, IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED PARTICULARLY IN EXHIBIT A:

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is Improved (X) Unimproved ( ) property, known as: **5600 Country Drive, Unit 168, Nashville, TN 37211.**

Witness my hand this 28th day of **January, 2021.**

Kristen Vanderkooi

Kristen Vanderkooi, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristen Vanderkooi, Executrix,** the bargainor, 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 Nashville, Tennessee, this 28th day of **January, 2021.**

Jessica A Bellew

Notary Public

My Commission Expires: 10-2-2023

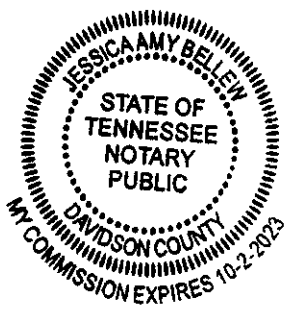


EXHIBIT A

Situate in the County of Davidson and State of Tennessee

Land in the 5th Civil District of Davidson County, Tennessee, being Townhouse No. 168 on the plat of Hickory Valley Condominiums, Phase III, of record book 4660, Page 97, and Book 5200, Page 131, Register's Office to which plan reference is hereby made for a more complete description.

Property commonly known as: 5600 Country Drive, Unit 168, Nashville, TN 37211

LAST WILL AND TESTAMENT

OF

CAROLYN SUE MYERS

I, Carolyn Sue Myers, of Nashville, Davidson County, Tennessee, do make, declare and publish this my last will and testament, hereby revoking all former wills and codicils.

ITEM I

I direct that all may lawful debts, including my funeral and the costs of administration of my estate, by paid by my Executor as soon as practicable after my death. I further direct that my Executor 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 II

I bequeath to my friend, Martha M. Street, all of my clothing, jewelry, personal effects, automobiles (together with any policies of insurance thereon) and all other tangible personal property owned by me at the time of my death, including any and all financial accounts held in my name. If Martha M. Street shall not survive me, then I bequeath the above items of my personal property to my cousin, Debbie Rasbury.

Exhibit B

ITEM III

If my executrix or Executor finds any memorandum, handwritten or signed by me, and attached to this Will, designating persons to whom I desire to give certain articles of my personal property, not otherwise disposed of by this Will, I direct that said articles be delivered to the persons so designated in such memorandum. Any such handwritten and signed memorandum shall be deemed a part of this Will, by reference, as if fully copied herein. If no such handwritten, signed memorandum is found attached to this Will, my Executrix or Executor shall assume that none exists.

ITEM IV

All the rest, residue and remainder of the property that I may own at the time of my death, including any real property, I devise and bequeath to my friend, Martha M. Street. If Martha M. Street shall not survive me, then I devise and bequeath my entire residuary estate to my cousin, Debbie Rasbury.

ITEM V

I authorize my Executor or any alternate personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Tenn. Code Ann. Section 35-50-110, 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 even should said statute be amended or repealed at the time of my death.

ITEM VI

I appoint my friend, Martha M. Street, Executor (Personal Representative) of this my last will and testament. If Martha M. Street shall predecease me or for any reason shall fail to qualify as Executor hereunder (or having qualified, shall die or resign), then in such event I appoint my cousin, Debbie Rasbury, as alternate Executor hereunder, to serve alone. I direct that no bond or other security be required of my said Executor for the faithful performance of her duties as such, nor shall any of the named successor Personal Representatives be required to post a bond or other security. I also direct that no inventory or accounting be required of the Executor, or of any other successor Personal Representative that is an individual.

IN WITNESS WHEREFORE, I have hereunto subscribed my name to this my last will and testament, consisting of this page, the next page, and the preceding pages, altogether consisting of four (4) typewritten pages, and for the purpose of identification, I have signed and/or initialed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this 28th day of July, 2016, at Nashville, Tennessee.

Carolyn Sue Myers, Testator

Signed, sealed, published and declared by the Testator, Carolyn Sue Myers, 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 his 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 Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Vickie Woodard
907 Patio Drive
Nashville, TN 37214

Linda Lamb
5600 Country Club #138
NASHVILLE, TENN 37211

THIS WILL HAS BEEN PREPARED BY:

Kimbra Spann
Attorney
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

kspann@sandwlaw.com

AFFIDAVIT OF ATTESTING WITNESSES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1. The undersigned Vickie Woodard and Linda Lamb are the subscribing witnesses to the execution of the Last Will and Testament of Carolyn S. Myers.

2. We are of sound mind and over the age of 18 years.

3. We attest that we have witnessed the execution of the above mentioned document, both in the Testator's presence and in the presence of each other.

4. We attest that we have witnessed the execution of the Last Will and Testament of the Testator at the request of the Testator, in Nashville, Davidson County, Tennessee, on the 28th day of July, 2016.

Vickie Woodard

Linda Lamb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, Vickie Woodard and Linda Lamb, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, the 28th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 3/3/19.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

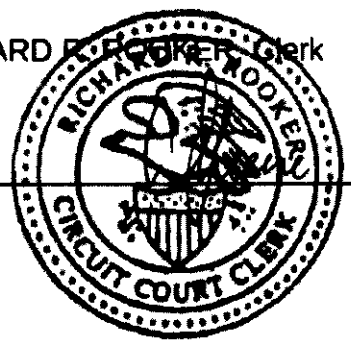
TO: **MARTHA STREET** DOCKET NO: **19P1958**

It appearing to the Court that ***CAROLYN SUE MYERS*** *has died leaving a written Will in which you are appointed* ***Executrix*** *and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

THESE ARE, THEREFORE, to empower you, the said ***MARTHA STREET****, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within* ***sixty (60) days*** *from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this ***November 18th, 2019****.*

RICHARD R. ROOKER, Clerk



_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **MARTHA STREET** as **Executrix** of the estate of **CAROLYN SUE MYERS**, deceased, and I do further certify that **MARTHA STREET** is still acting **Executrix** of the estate of **CAROLYN SUE MYERS** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.

Exhibit C

EFILED 10/14/20 12:16 PM CASE NO. 19P1958 Richard R. Rooker, Clerk

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

IN THE ESTATE OF:	)	
	)	
CAROLYN SUE MYERS	)	**Docket No. 19P1958**
	)	
Deceased.	)	
	)	
MARTHA STREET	)	
	)	
Petitioner.	)	

ORDER TO APPOINT A SUCCESSOR EXECUTRIX

This cause came to be heard on the 14th day of October, 2020, before the Honorable Judge Randall Kennedy, upon the Petition to Appoint a Substitute Executrix submitted by counsel for the Executrix Martha Street requesting that Counsel for Martha Street (current Executrix of the estate and the sole beneficiary of the Will), Kristen Vanderkooi, substitute for the Executrix in order to take care of the business of closing this estate administration. The Court finds the following:

It appears that Martha Street has been diagnosed with dementia, acute encephalopathy, sepsis, chronic kidney disease and other related maladies and has been a resident of Trevecca Center for Rehabilitation and Healing since June 23, 2020;

And, it appearing that Martha Street is the Respondent of a Petition for Emergency Conservatorship, Case Number 20P1564. Meredith Silva has been appointed as her Attorney *ad litem*. Therese Casler of Casler Senior Compass has been appointed as Temporary Conservator;

Exhibit D

EFILED 10/14/20 12:16 PM CASE NO. 19P1958 Richard R. Rooker, Clerk

And, it appearing that this Estate Administration is almost complete. Unfortunately, due to the Martha Street's health, she has been unable to complete the tasks necessary to close the estate;

And, it appearing there is one outstanding claim that needs to be resolved and released and then the Estate will be ready to close. Inventory and accounting have been waived for this Executrix or successors pursuant to the terms of the Last Will and Testament;

And, it appearing that Martha Street is the sole beneficiary of the Decedent's Last Will and Testament;

And, it appearing that Undersigned Counsel has communicated with Meredith Silva and Therese Calser who voiced no objection to this motion.

It is therefore **ORDERED, ADJUDGED** and **DECREED** that the Court shall appoint a substitute Executrix;

And, It is further **ORDERED, ADJUDGED** and **DECREED** that Kristen Vanderkooi be appointed as Substitute Executrix.

Entered the 14 day of Oct, 2020.

Honorable Judge Randall Kennedy

EFILED 10/14/20 12:16 PM CASE NO. 19P1958 Richard R. Rooker, Clerk

Approved for entry:

By: *s/ Kristen Vanderkooi*
Kristen Vanderkooi, No. 023610

Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235
Nashville, TN 37204
(615) 953-3728
Kristen@vanderkooilaw.com

Counsel for Estate

CERTIFICATE OF SERVICE

The foregoing Petition shall be mailed to the following Interested Parties, by US Mail or pursuant to the Davidson County Tennessee Local E-Filing Rule 8, on the 13th day of October 2020 to the following:

Martha Street
5600 Country Drive, Unit 168
Nashville, TN 37211

Meredith Silva
901 Woodland St., Suite 104
Nashville, TN 37206
Attorney ad litem for Martha Street

Debbie Rasbury
109 Saint James North
Cookeville, TN 38501

Therese Casler
Calser Senior Services
1517 Hunt Club Blvd., Suite 200
Gallatin, TN 37066
Temporary Conservator for Martha Street

s/ Kristen Vanderkooi
Kristen Vanderkooi