Karen Johnson Davidson County
Batch# 632050 DEEDWARR
05/10/2021 10:35:09 AM 16 pgs
Fees: $82.00 Taxes: $0.00
20210510-0062276

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $0.00.

KENNETH JOE PETERSON, Executor

Subscribed and sworn to before me, this 5TH day of February 2021.

RACHEL KNOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Nov. 6, 2024

EXECUTOR'S DEED

Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Susan Ann Peterson 1164 Fitzpatrick Road Nashville, TN 37214	New Owner	Map and Parcel No.: 108-04-0A-107.00

WHEREAS, Betty Doris Peterson (hereinafter the "Decedent") died testate on January 10, 2020, as a resident of Davidson County, Tennessee. The Decedent's Last Will and Testament dated June 24, 2013 (the "Will"), was admitted to probate on May 13, 2020, under Docket Number 20P473 in the Seventh Circuit court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said order is attached hereto **Exhibit 1**.

WHEREAS, by entry of the same Order, Kenneth Joe Peterson was appointed as the Executor of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**.

WHEREAS, pursuant to the Will of Decedent, attached hereto as **Exhibit 3**, Decedent devises the ownership of her real property to her two (2) children: Kenneth Joe Peterson and Susan Ann Peterson.

WHEREAS, pursuant to T.C.A. §31-2-103, Decedent's interest in the real property vested immediately in Kenneth Joe Peterson and Susan Ann Peterson upon the death of the Decedent, being January 10, 2020, and remains so vested today.

WHEREAS, Decedent held a one-half (1/2) interest in real property located 1164 Fitzpatrick Road, Nashville, TN 37214, with the other one-half (1/2) interest being held by Susan Ann Peterson, as conveyed to them by Special Warranty Deed, Instrument No. 20120629-0057062 Register's Office of Davidson County, Tennessee.

WHEREAS, Kenneth Joe Peterson in his capacity as Executor of Decedent's Estate, hereby conveys Decedent's right, title and interest in certain real property located in Davidson County, Tennessee, commonly known as **1164 Fitzpatrick Road, Nashville, TN 37214** and more specifically described as:

> Being Lot No 54 on the plan of Villages of Larchwood, Section IV-A, Phase II, as of record in Plat Book 7900, page 104, Register's Office for Davidson County, Tennessee. Being the same property of record in Instrument No. 2000096098, said Register's Office.
>
> Being the same property conveyed by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate Holders of the CWABS, INC., Asset-Backed Certificates, Series 2005-4, to Susan Ann Peterson and Betty D. Peterson in Instrument No. 20120629-0057062, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by.

NOW THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of Decedent's right, title and interest in the Property in equal shares to Kenneth Joe Peterson and Susan Ann Peterson. More specifically, the property is owned as follows:

Kenneth Joe Peterson	1/4
Susan Ann Peterson	3/4

TO HAVE AND TO HOLD THE property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, its successor and assigns, forever; and the Executor hereby transfers, assigns and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5th day of Feb. 2021.

KENNETH JOE PETERSON, *Executor for the Estate*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rachel Knott, Notary Public of the state and county aforesaid, **KENNETH JOE PETERSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 5th day of February 2021.

Rachel Knott
Notary Public

My Commission Expires: Nov. 6, 2024

RACHEL KNOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KENNETH JOE PETERSON, GRANTOR

Exhibit 1

Copy

EFILED 08/03/20 11:16 AM CASE NO. 20P473 Richard R. Rooker, Clerk

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

In Re Estate of:	)	
Betty Doris Peterson	)	
	)	
KENNETH JOE PETERSON	)	**Docket Number: 20P473**
Petitioner,	)	
v.	)	
SUSAN ANN PETERSON	)	
Respondent.	)	

ORDER ON PETITION TO ADMIT LAST WILL AND TESTAMENT

This matter came to be heard on the 1st day of July, 2020 by the Judge of the Seventh Circuit Court for Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Judicial Intervention on Trust filed by Petitioner, Kenneth Joe Peterson. The Petitioner, the Petitioner's counsel, and counsel for Susan Ann Peterson were present at the hearing.

Based upon an examination of the Petition, its exhibits, the statements of counsel announcing agreement in open court, and the entire record herein this cause, the Court finds as follows:

1. Betty Doris Peterson (hereinafter "the Decedent") died on January 10, 2020 at the age of Eighty-Six (86).
2. The Decedent was widowed at the time of her death, her husband John Stewart Peterson predeceasing her.
3. The Decedent had three children, two of whom survived her: Kenneth Joe Peterson and Susan Ann Peterson, surviving, and Robert Stuart Peterson, predeceased. Robert Stuart Peterson had one child, Philip Stewart Peterson who was last known to be incarcerated

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by the Tennessee Department of Corrections.

4. The Decedent died leaving a paper writing as her Last Will and Testament.
5. The Last Will and Testament was duly executed by the Decedent and witnessed on the 24th day of June 2013, the same being admitted to probate as the valid Last Will and Testament of the Decedent.
6. Pursuant to Item V of the Decedent's Last Will and Testament, the Petitioner was named to serve as Executor of the Decedent's Estate.
7. The name, relationship, and mailing address of the Petitioner who is the appointed Executor, is as follows: Kenneth Joe Peterson, son of the Decedent, 256 Pullig St. Hall Summit, LA 71034.
8. The Petitioner is ready, willing, and is qualified to administer the Decedent's Estate, has no felony or misdemeanor convictions, and no sentence of imprisonment in a penitentiary.
9. The Decedent left a probate estate of sufficient size to be administered.
10. The name, relationship, and mailing address of the beneficiaries under the Decedent's Last Will and Testament appear below:

NAME	RELATIONSHIP	MAILING ADDRESS
Kenneth Joe Peterson	Son	256 Pullig St. Hall Summit, LA 71034
Susan Ann Peterson	Daughter	1164 Fitzpatrick Rd. Nashville, TN 37214

11. The above-identified individuals are the beneficiaries of the Decedent's Last Will and Testament and are entitled to notice of this probate proceeding.

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12. Item V of the Decedent's Last Will and Testament orders the Decedent's real property located at 1164 Fitzpatrick Rd. Nashville, Tennessee 37214 (the "Nashville Property") to be administered as part of the Estate without further approval or joinder of any beneficiary.

Based on the above findings, as well as the entire record of this cause, it is therefore **ORDERED, ADJUDGED AND DECREED** that said paper writing executed on the 24th day of June 2013 is the true and whole Last Will and Testament of the Decedent and the same is hereby admitted to probate as such, and the Clerk of the Court is directed to file and record the same immediately.

It is further **ORDERED, ADJUDGED AND DECREED** that the Petitioner, Kenneth Joe Peterson, is hereby appointed Executor of the Decedent's Estate, reserving the issue bond.

It is further **ORDERED, ADJUDGED AND DECREED** that a bond review hearing shall be set before Judge Randy Kennedy on September 9, 2020 at 10:00 am.

It is further **ORDERED, ADJUDGED AND DECREED** that the Clerk of the Court issue Letters Testamentary to the Executor immediately.

It is further **ORDERED, ADJUDGED AND DECREED** that the Executor shall file for recording an inventory and all accountings as required by law.

It is further **ORDERED, ADJUDGED AND DECREED** that Notice shall issue to creditors as required by Tenn. Code Ann. § 30-2-306.

It is further **ORDERED, ADJUDGED AND DECREED** that the Executor shall obtain and submit to the Court a release from the Tennessee Bureau of TennCare as required by Tenn. Code Ann. § 71-5-116.

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It is further **ORDERED, ADJUDGED AND DECREED** that all other matters are reserved pending further orders of the Court.

IT IS SO ORDERED.

ENTERED this the 31 day of July 2020.

JUDGE RANDY KENNEDY

APPROVED FOR ENTRY:

HARRINGTON LAW OFFICE

C. MICHAEL ROBINSON #35301
Counsel for the Executor, Kenneth Joe Peterson
Temporary Office Address:
223 Carden Avenue
Nashville, Tennessee 37205
Telephone: (615) 320-9977
Facsimile: (615) 320-9929

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 2nd day of July, 2020, a true and exact copy of the foregoing *Order* has been forwarded email to the following individuals: **Matt Potempa,** Counsel for Susan Ann Peterson, 2122 21st Ave. S. Nashville, TN 37212, mpotempa@mhpslaw.com.

C. MICHAEL ROBINSON

Exhibit 2

Copy

EFILED 08/07/20 02:35 PM CASE NO. 20P473 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **KENNETH JOE PETERSON** DOCKET NO: **20P473**

*It appearing to the Court that **BETTY DORIS PETERSON** has died leaving a written Will in which you are appointed **Executor** 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 **KENNETH JOE PETERSON**, 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 **August 7th, 2020**.*

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 **KENNETH JOE PETERSON** as **Executor** of the estate of **BETTY DORIS PETERSON**, deceased, and I do further certify that **KENNETH JOE PETERSON** is still acting **Executor** of the estate of **BETTY DORIS PETERSON** 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 3

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FILED
AUG -3 2020
RICHARD R. ROOKER, Clerk
By _____ Deputy

THE LAST WILL AND TESTAMENT

OF

BETTY DORIS JOHNSON PETERSON

I

EXORDIUM

I, **BETTY DORIS JOHNSON PETERSON**, a resident of Coffee County, State of Tennessee, being more than eighteen (18) years of age, do make, publish and declare this instrument as and for my **LAST WILL AND TESTAMENT**, hereby revoking all other Wills and Codicils thereto heretofore by me made.

II

DEBTS AND EXPENSES

I order that my Personal Representative hereinafter named shall pay all of my just and enforceable debts, including my funeral expenses and the expenses of my last illness, as soon after my death as may be done.

III

DISPOSITION OF PROPERTY

My beloved husband, **JOHN STEWART PETERSON**, now having predeceased me, I hereby give, devise and bequeath my entire estate wheresoever situated of every nature and character whatsoever, be it real, personal and mixed, which I may own, be possessed of, to which I may be entitled at the time of my death or to which my estate may become entitled after my death to pass in two equal shares. One share to my son, **KENNETH JOE PETERSON**, and one share to my daughter, **SUSAN ANN PETERSON**, said property to be theirs share and share alike the lineal descendants of any beneficiary who shall have predeceased to take the share such beneficiary

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would have taken, if living, per stirpes and not per capita.

At the time of making of this my Last Will and Testament my son, **KENNETH JOE PETERSON**, is obligated to me in a sum of money which remains from a loan that I made in his favor and created a mortgage on my home located at 155 Milky Way Drive, Pulaski, Giles County, Tennessee. In the event that there is still an outstanding balance as a result of that loan, I direct that, that amount, along with any interest accrued be forgiven.

My son **ROBERT STEWART PETERSON**, who has predeceased me, had a son, **PHILIP STEWART**. I have never really had a relationship with **PHILIP STEWART** and I hereby direct that he receive nothing from my estate.

IV

RESIDUARY CLAUSE

My beloved husband, **JOHN STEWART PETERSON**, now having predeceased me, I hereby direct that all the rest, residue and remainder of my property, of whatever kind and character and wheresoever situated, including bank accounts and personal property, not specifically bequeathed herein, be and become the property of my children, **KENNETH JOE PETERSON** and **SUSAN ANN PETERSON**, said property to be theirs share and share alike, the lineal descendants of any beneficiary who shall have predeceased me to take the share such beneficiary would have taken, if living, per stirpes and not per capita.

V

FIDUCIARIES AND POWERS

Appointment. I hereby appoint my son, **KENNETH JOE PETERSON**, to serve as Personal Representative of my Estate.

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I direct that neither my said Personal Representative, nor any successor named herein, nor any other fiduciary named herein, shall be required to give bond or to file an inventory or appraisal of my estate in any Court, though they shall make out and keep an inventory and shall exhibit the same to any party in interest at any reasonable time. If, at any time, my fiduciary desires to have additional fiduciaries serve with them, then I give my fiduciary (acting unanimously if more than one) the power to appoint such other person or bank as they may desire to serve with them as co-fiduciaries, including any fiduciaries that may be necessary for the ancillary administration of my estate.

Real Property to be administered as part of Estate. I direct pursuant to T.C.A. §31-2-103, that all real property and any interests therein, which I may own at my death be administered as part of my estate subject to the control of my personal representative, who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of my personal representative, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may or might result from any acts of my personal representative in the premises.

Fiduciary Powers. Each fiduciary named herein has each power, duty and discretion which is set forth in my Last Will and Testament as well as each duty, power or discretion contained in Tennessee Code Annotated, Section 35-50-110, as it exists at the time of the execution of my Last Will and Testament, which provision is incorporated herein by reference. In the event that Tennessee Code Annotated, Section 35-50-110 shall be amended after the execution of my Last Will and Testament, it is my desire that any such amendment shall

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be incorporated herein by reference to the extent that the powers of the fiduciaries are expanded thereby but not to the extent that such powers are lessened thereby.

Indemnity of Fiduciary. I want the fiduciary to exercise discretion without fear of incurring a liability or expense. Therefore, unless my fiduciary acts capriciously or arbitrarily, my estate may indemnify the fiduciary for each monetary expense (including attorney's fees) incurred, expended or arising from the exercise of such discretion.

IN WITNESS WHEREOF, I have hereunto set my hand to this my **LAST WILL AND TESTAMENT**, consisting of 5 typewritten pages, at Lawrenceburg, Tennessee, on this the 24th day of June, 2013, and do publish and declare this as my **LAST WILL AND TESTAMENT**, in the presence of each and all of the subscribing witnesses whom I have requested to act as such by signing the **Attestation Clause and Affidavit** below pursuant to the provisions of **T.C.A. 32-2-110.**

Betty D. Peterson
BETTY DORIS JOHNSON PETERSON

ATTESTATION CLAUSE AND AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Lawrence

We, the undersigned, being first duly sworn, make oath that **BETTY DORIS JOHNSON PETERSON**, on the day and date above written, declared and signified to us that the foregoing instrument was her **LAST WILL AND TESTAMENT**, that she then signed said

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instrument in our sight and presence; that we at her request and in her presence and in the presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of the execution **BETTY DORIS JOHNSON PETERSON**, was more than eighteen (18) years of age, of sound mind and disposing memory, and did not appear under any undue influence; that the undersigned, each being more than eighteen years of age, did make and sign this **AFFIDAVIT** at the request of said **BETTY DORIS JOHNSON PETERSON**, on the day and date above written.

Witness

Address: 340 Campbellsville Pike, Ethridge TN 38456

Pam Campbell
Witness

Address: 175 Byrnes Campbell Rd, Pulaski, TN

SWORN to and subscribed before me this 24 day of June, 2013.

Notary Public

My Commission Expires: 1/16/14

PAUL B. PLANT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY