Karen Johnson Davidson County
Batch# 650106 DEEDQC
06/04/2021 03:14:10 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210604-0075443

THIS INSTRUMENT PREPARED BY:
Chase A. Moore, Attorney at Law
4205 Gallatin Road
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

Janice Anderson
AFFIANT

Subscribed and sworn to before me, this 26 day of May, 2021.

Jeff Shoulders
NOTARY PUBLIC

JEFF SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2021

My commission Expires: 9/7/2021

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Janice A. Anderson	Same	082.08.0 146.00
715 N. 9th St. Nashville, TN 37206	Same	

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JANICE ANN ANDERSON**, Executrix for the **Estate of RUBY SMITH ANDERSON**, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of RUBY SMITH ANDERSON**, was probated in the Probate Court of Davidson County, Docket No. 21P-681 on APRIL1, 2021. **JANICE ANN ANDERSON** was named Executrix for the **Estate of RUBY SMITH ANDERSON**. (See attached Order Probating Last Will and Testament and Letters Testamentary). For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JANICE ANN ANDERSON**, Executrix for the **Estate of RUBY SMITH ANDERSON**, has conveyed, remised, released and forever quitclaims to **JANICE ANN ANDERSON**, individually as a single person, and all of her heirs and assigns, such of her right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create

an estate in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being lot No. 152 on the Map of Blocks 1 and 2, F.O. Beazlys McFerrin Addition of the City of Nashville, of record in Book 57, Page 136, Register's Office for said County.

Said Lot No. 152 fronts 50 feet on the easterly margin of Ninth Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wallace Anderson and wife, Ruby S. Anderson, by warranty deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper, of record in Book 2925, Page 247, said Register's Office.

This improved property known as 715 N. 9th Street, Nashville, TN 37206.

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

WITNESS my hand this 26 day of May, 2021.

Janice Anderson

JANICE ANN ANDERSON, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Janice Ann Anderson**, 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 26 day of May, 2021.

Jeff Shoulders

NOTARY PUBLIC

My Commission Expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the FINAL ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 24 day of MAY, 2021, in Docket Number 21P681, IN RE: ANDERSON, RUBY SMITH, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 24 day of MAY in the year 2021 and in the 244 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL] RICHARD R. ROOKER CIRCUIT COURT CLERK

By: _____
Deputy Clerk

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT
STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY
(PROBATE DIVISION)

71
21P681
May 12, 2021
PILKINTON

IN RE:
ESTATE OF
RUBY SMITH ANDERSON

Docket No: 21P681
NOTICE OF ENTRY REQUESTED

ORDER PROBATING LAST WILL AND TESTAMENT FOR MUNIMENT OF TITLE ONLY

A petition to probate a document, alleged to be Last Will and Testament of the decedent, Ruby Smith Anderson, for muniment of title only was filed by Janice Ann Anderson, represented by attorney Chase A. Moore. Due to Tennessee Supreme Court order number ADM2020-00428 (re-issued on January 15, 2021, and again on February 12, 2021) banning in-court proceedings through mid-March and encouraging remote hearings thereafter, this case was set for review on May 12, 2021 without a hearing by Special Master Scott Pilkinton, acting under the authority of T.C.A. § 17-2-123(a).

The Court finds that Ruby Smith Anderson died on December 20, 2011, but her age was not stated in the petition. The decedent was domiciled in Tennessee and resided in Davidson County, giving this Court jurisdiction and venue to review this case.

The Petitioner has presented to the Court a document purported to be the Last Will and Testament of the decedent. The document, dated December 21, 2010, is properly executed by the decedent and witnessed by at least two witnesses pursuant to T.C.A. § 32-1-104, which is properly proven by at least one witness by affidavit as allowed by T.C.A. § 32-2-110.

It is therefore **ORDERED, ADJUDGED,** and **DECREED** the Last Will and Testament, dated December 21, 2010, is duly proven and hereby admitted for the limited purpose of establishing muniment of title only under T.C.A. § 32-2-111. Any real property or titled personal property owned by the decedent is vested in the appropriate beneficiaries of this will as stated therein, pursuant to and subject to T.C.A. § 31-2-103. A certified copy of this will and order shall be recorded in the office of the Register of Deeds in the county where the real property is located to establish muniment of title.

1357

Special Master Scott Pilkinton

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 24 day of MAY, 2021, in Docket Number 21P681, IN RE: ANDERSON, RUBY SMITH, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 24 day of MAY in the year 2021 and in the 244 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

LAST WILL AND TESTAMENT

21268
FILED
MAY 24 2021
RICHARD R. BOOKER, C.C.

OF

RUBY ANDERSON

I, Ruby Anderson, 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 my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executrix as soon as practicable after my death. I further direct that my Executrix pay all the estate inheritance, succession and other death taxes which may 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. I direct that no bond or accounting or inventory be required of my Executrix.

ITEM II

I bequeath to my beloved **child, Ms. Janice Ann Anderson,** if she shall survive me, all of my worldly possessions, of any kind and nature and even all other tangible and intangible personal property owned by me at the time of my death. In the event that my daughter shall not survive me, then I bequeath my possessions to my beloved grand-daughter (the daughter of Janice), Gisela De'Shaun Anderson.

ITEM III

All the rest, residue and remainder of the property that I may own or become possessed of by inheritance or otherwise, at the time of my death I devise and bequeath to my child, Janice Ann Anderson, if she shall survive me, if not , to my grand-daughter Gisela De'Shaun Anderson.

ITEM IV

I authorize my Executrix 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 Tennessee Code Annotated 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 **Janice Ann Anderson** to be the Executrix of this my last will and testament. If she fails to qualify or shall predecease me, then I appoint my grand-daughter, Gisela De'Shaun Anderson.

X Ruby Anderson

****

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of this and the preceding One (1) typewritten page, and for the purpose of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 21st day of, December 2010 at Nashville, Tennessee.

X Ruby Anderson
Ruby Anderson

Signed, sealed, published and declared by the Testatrix, **Ruby Anderson**, 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 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 here in above set out.

WITNESSES:

Dorothy J. Hayes
Name

2601 Old Matthews Rd.
Address

Casandra Newbon
Name

208 Third Ave No
Address N.T. 37201

X Ruby Anderson
Last Will of RUBY ANDERSON

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

1. That they are adult **citizens** and residents of the state listed beside their respective signatures on the Will described here in below.

2. That they witnessed the execution of the Will of Ruby Anderson dated the 21st day of December, 2010, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testatrix and in accordance with the provisions of Tenn. Code Ann., Section 32-2-110.

3. That their signatures are affixed to said Will, and that they signed or affixed the same at the instance and 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 Will.

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

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

Dorothy F. Hayes
WITNESS

Cassandra Newborn
WITNESS

Sworn to and subscribed before me by the two (2) persons whose signatures are affixed hereto on this 21st day of December 2010.

LEROY CAIN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: July 7, 2014

Notary Public
My Commission Expires:

THIS WILL WAS PREPARED BY:
LEROY CAIN, JR. CO.
208 THIRD AVENUE NORTH
SUITE 500
NASHVILLE, TENNESSEE 37201