Karen Johnson Davidson County
Batch# 666085 WILL
06/28/2021 08:56:05 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210628-0086917

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 08 day of JUNE, 2021, in Docket Number 21P940, IN RE: HARRELSON, JOYCE TIPPIT, 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 08 day of JUNE in the year 2021 and in the 244 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

EFILED 06/08/21 02:10 PM CASE NO. 21P940 Richard R. Rooker, Clerk

FILED
JUN 08 2021
by RICHARD R. ROOKER, Clerk
Deputy

LAST WILL AND TESTAMENT

I, Joyce Tippit Harrelson, residing in Nashville, TN, declare this to be my last Will, and I revoke any and all wills and codicils I previously made.

ARTICLE I

I direct my Executor to pay my enforceable unsecured debts, financial expenses, any expense of my last illness, and the expenses of administering my estate, without the necessity of an order of court approving and expenses.

ARTICLE II

I give all my tangible, real and personal property to three of my children, Michael Tippit, Daniel Wayne Little and Mitzi Furkins, to be divided equally. My residence will be subject to any mortgages or encumbrances there, and all policies and proceeds of mortgage, if any exists, covering such property. If the house must be sold to pay any mortgage, any and all monies left shall go to and be divided equally between Michael Tippit, Daniel Wayne Little and Mitzi Furkins.

ARTICLE III

I give my other child Freda Joyce Little one dollar ($1.00).

ARTICLE IV

I direct my Executor, without apportionment against any beneficiary or other person, to pay all estate, inheritance and succession taxes (including any interest and penalties thereon) payable by reason of my death.

ARTICLE V

I appoint my son, Daniel Wayne Little as Executor to administer this Will and ask that he be permitted to serve without Court supervision and without posting bond. My Executor shall have all of the powers allowable to executors under the laws of the state of Tennessee. I direct that no bond or security of any kind shall be required of any executor.

I have signed this Will this 17TH day of October 19, 2016.

Joyce Tippit Harrelson

Signature

SIGNED AND DECLARED, by Joyce Tippit Harrelson on October 19, 2016 to be her Will, in our presence, who at her request, in her presence, and in the presence of each other, all being present at the same time, have signed our name as witnesses.

Witness 1 _____ Witness 2: _____

EFILED 06/08/21 02:10 PM CASE NO. 21P940 Richard R. Rooker, Clerk

Self-Proving Affidavit

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Each of the undersigned, Witness 1 and Witness 2, both on oath, says that:

The attached Will was signed by Joyce Tippit Harrelson, the testator named in the Will on the 19th day of October 2016 in Nashville, TN. When she signed the Will, Joyce Tippit Harrelson declared the instrument to be her last Will.

Each of us then signed our name as a witness at the end of this Will at the request of Joyce Tippit Harrelson and in her presence and in the presence and sight of each other.

Joyce Tippit Harrelson was, at the time of executing this Will, over the age of eighteen years old and, in our opinions, of sound mind, memory and understanding and not under any restraint or in any respect incompetent to make a Will.

In our opinions, Joyce Tippit Harrelson could read, write and speak in English and was suffering from no physical or mental impairment that would affect her capacity to make a valid Will. The Will was executed as a single original instrument, and was not executed in counterparts.

Each of us was acquainted with Joyce Tippit Harrelson when the Will was executed and makes this Affidavit at her request.

Witness 1 — Address

Witness 2 — 106 E. Main St, Manchester TN 37355 — Address

Sworn to before me this 19th day of October 2016.

Kathy Tabor, Notary Public

My commission expires on 3/15/17

KATHY TABOR STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

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

IN MATTER OF: PROBATE OF LAST WILL AND TESTAMENT OF:	)	
MAYNARD RAY AMSTUTZ	)	Case No. 21P903
KATHLEEN ANN AMSTUTZ	)	
Petitioner.	)	

ORDER

Based upon the Petition to Probate to Establish Muniment of Title filed in this case and the record as a whole, the court finds that there is no necessity for appointing an Executor or Executrix to administer the estate and that there is no need to publish a notice to creditors in this estate. Further, this Court finds that a certified copy of the decedent's will and testament should be recorded in the Register of Deed's Office for Davidson County, Tennessee for the purpose of establishing a muniment of title to certain real property owned by the decedent, Maynard Ray Amstutz at the time of his death; it is therefore

ORDERED, that the Last Will and Testament dated March 18, 2011, respectively of Maynard Ray Amstutz, be admitted to probate for the limited purpose of establishing muniment of title to a certain parcel of real estate described as unimproved property located at 606 General George Patton Road, Nashville, Tennessee 37221, and that no Executor or Executrix is appointed to administer the Estate of Maynard Ray Amstutz; it is further

ORDERED, that there shall be no publication of a notice to creditors in this matter; it is further

ORDERED, that a certified copy of the Last Will and Testament of Maynard Ray Amstutz shall be recorded in the office of the Register of Deeds for Davidson County, Tennessee to establish a muniment of title to a certain parcel of real property located in Davidson County, Tennessee, described on the attached Exhibit A which is incorporated in this Order by this reference.

ENTERED this 8th day of June, 2021.

JUDGE RANDY KENNEDY
Special Senior Judge

APPROVED FOR ENTRY:

Robert J. Notestine III
Attorney at Law
Attorney for the Petitioner
Kathleen A. Amstutz
BPR #12195
109 Kenner Avenue, Suite 201
Nashville, TN 37205
(615) 297-1568, Ext. 11
bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the above Order was sent by first class U. S. mail to the following:

James Arthur Roberts
7135 Birch Bark Dr.
Nashville, TN 37221

Kathleen A. Amstutz
1241 Brenner Dr.
Nashville, TN 37221

Cynthia Kay McCarty
11827 Snap Dragon Dr.
Tampa, FL 33635

Amie Lynn Potter
1628 Fairhouse Rd.
Spring Hill, TN 37174

Matthew James Roberts
4004 Canberra Dr.
Spring Hill, TN 37174

On this 26th day of May, 2021

Robert J. Hotestine III

FILED
JUN 08 2021
By EDWARD RROOKS, Clerk
Deputy

Exhibit A

Land in Davidson County, Tennessee, being described as follows: Unit No. 606, together with the carport designated as No. 606-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 690, 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 for 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, Registers Office for Davidson County, Tennessee are incorporated in the deed by reference and made ma part hereof the same as though copied herein. This conveyance is also subject to the covenants, conditions and restrictions for the River Plantation Section 8011 Umbrella Association, Inc. of record in Book 7389, Page 924, Register;' Office for said county.

Being the same real property real property conveyed to Maynard Ray Amstutz and wife Mary Kathryn Amstutz from Donna Ethridge n/k/a Donna Silva of record in Instrument 20100929-0077329, Register's Office for Davidson County, Tennessee.