This instrument prepared by:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
615-794-0807

Karen Johnson Davidson County
Batch# 667949 DEEDWARR
06/29/2021 02:27:30 PM 11 pgs
Fees: $58.00 Taxes: $2,491.40
20210629-0088226

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP AND PARCEL NO.: |
|---|---|---|
| Edgar B. Cooper<br>4917 Maymanor Drive<br>Nashville, TN 37205 | Same | 115 03 0 085.00 |

## EXECUTOR'S AND DEVISEE'S DEED

KNOW ALL PERSONS by these presents that Mary Elizabeth Mesiarik and Amelia Susan Mesiarik, the duly-appointed Co-Executrices (a copy of the Letters Testamentary being attached hereto as Exhibit "A") of the Estate of Sue Chani Mesiarik, (the "Decedent"), who died testate on January 7th, 2021. Attached as Exhibit "B" is the Death Certificate of the Decedent. The Last Will and Testament of the Decedent was duly admitted to Probate on February 25th, 2021, in the Probate Court of Davidson County, Tennessee, Docket Number 21P192 (See Attached Exhibit "C" for Order to Probate), under the said Will, Mary Elizabeth Mesiarik, Amelia Susan Mesiarik, and David Alan Mesiarik were named as the Devisees as to the below described property. The Co-Executrices warrant that all debts of the Decedent have been paid. The Tennessee TennCare Release has been received and is attached as Exhibit "D". By signing this deed, the Executrices releases any and all rights the Estate has to recover this property in the event of the subsequent insolvency of this Estate. Further, the Devisees under the said Last Will and Testament of the Decedent (hereinafter referred to as the "Grantors") do hereby bargain sale and transfer unto **Edgar B. Cooper,** (hereinafter the "Grantee") the following described real estate and all improvement there upon:

> Being Lot No. 27 on the Plan of Brook Meade, Section III, as of record in Book 2133, page 116, Register's Office for said County.

Said lot fronts 115 feet on the north side of Georgetown Drive and runs back 455 feet on the westerly line and 433.9 feet on the easterly line, to a dead line, measuring 117.1 feet thereon.

Being the same property conveyed to George Mesiarik and wife, Sue Mesiarik by deed from William H. Hearn and wife, Jessie H. Hearn and being of record in Book 2602, page 432, Register's Office for Davidson County, Tennessee. George Mesiarik died on November 12th, 1998 and the property vested in Sue Mesiarik as the surviving Tenant. Sue Mesiarik died on January 7th, 2021 and the property vested in Mary Elizabeth Mesiarik, Amelia Susan Mesiarik, and David Alan Mesiarik subject to any debts of the Estate. The said Mary Elizabeth Mesiarik and Amelia Susan Mesiarik were appointed as Co-Executrices on February 25th, 2021 in the Probate Court for Davidson County, Tennessee being Docket No. 21P192. Sue Mesiarik and Sue Chani Mesiarik were one and the same persons.

The said property is being transferred and conveyed subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable and the said taxes have been prorated at the time of this deed and the payment of the taxes shall be the sole responsibility of the Grantee for payment when due.
2. Any and all notes and matters and easements as shown on plan of record in Book 2133, page 116, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND the Grantors do covenant with the said Grantee that the they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND the Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 722 Georgetown Drive, Nashville, Tennessee 37205.

Executed on this 25th day of June, 2021.

GRANTORS:

Estate of Sue Chani Mesiarik

By: _____
Name: Mary Elizabeth Mesiarik
Title: Co-Executor(trix)

By: _____
Name: Amelia Susan Mesiarik
Title: Co-Executor(trix)

DEVISEES:

_____
Mary Beth Mesiarik

_____
Amelia Susan Mesiarik

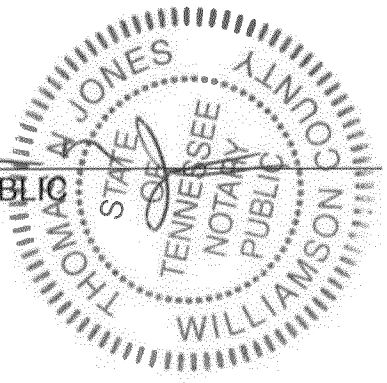
_____
David Alan Mesiarik

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the County and State aforesaid, personally appeared Mary Beth Mesiarik and Amelia Susan Mesiarik with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Co-Executrices of the Estate of Sue Chani Mesiarik and that they as such executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by them in their capacities as Co-Executrices of the said Estate and individually as devisees of the said Will.

WITNESS my hand on this 25th day of June, 2021.

NOTARY PUBLIC



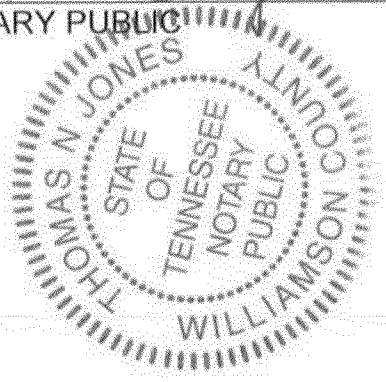

My Commission Expires: 6-10-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, David Alan Mesiarik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand on this 25th day of June, 2021.

NOTARY PUBLIC




My Commission Expires: 6-10-23

STATE OF TENNESSEE
COUNTY OF Davidson

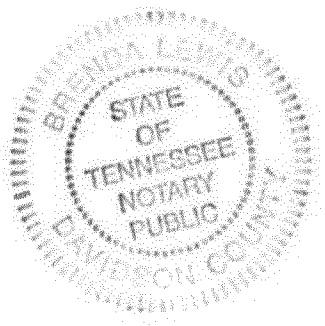
The actual consideration or value, whichever is greater, for this transfer is $673,350.00.

AFFIANT

Sworn to and subscribed before me on this 25th day of June, 2021.

NOTARY PUBLIC

My Commission expires on: 11-8-2021



[redacted]

– Exhibit A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

# LETTERS TESTAMENTARY

TO: **MARY ELIZABETH MESIARIK and AMELIA SUSAN MESIARIK** DOCKET NO: **21P192**

*It appearing to the Court that* ***SUE CHANI MESIARIK*** *has died leaving a written Will in which you are appointed* ***Co-Executrices*** *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* ***MARY ELIZABETH MESIARIK and AMELIA SUSAN MESIARIK****, 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* ***February 25th, 2021****.*

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT 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 **MARY ELIZABETH MESIARIK and AMELIA SUSAN MESIARIK** as **Co-Executrices** of the estate of **SUE CHANI MESIARIK**, deceased, and I do further certify that **MARY ELIZABETH MESIARIK and AMELIA SUSAN MESIARIK** are still acting **Co-Executrices** of the estate of **SUE CHANI MESIARIK** 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 25th day of Feb. 2021.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.

Exhibit B

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER: 2021 003671

| | | | | |
|---|---|---|---|---|
| 1. Decedent's Legal Name: SUE CHANI MESIARIK | | | 2. Sex: FEMALE | 3. Date of Death: 01/07/2021 |
| 4. Time of Death (Approx.): 17:09 | 5a. Age: 93 | 6. Date of Birth: 06/26/1927 | 7. Birthplace: ECORSE, MI | |
| 8a. Place of Death: NURSING HOME/LONG TERM CARE | | | | |
| 8b. Facility Name: NHC THE TRACE - NASHVILLE | | 8c. City or Town: NASHVILLE | | 8d. County of Death: DAVIDSON |
| 9. Marital Status: WIDOWED | 10. Surviving Spouse (name prior to first marriage) | 11a. Decedent's Usual Occupation: HOMEMAKER | | 11b. Kind of Business/Industry: DOMESTIC |
| 12. Social Security Number: 6-0225 | 13a. Residence-State or Foreign Country: TENNESSEE | 13b. County: DAVIDSON | | 13c. City or Town: NASHVILLE |
| 13d. Street and Number: 722 GEORGETOWN DR. | | 13e. Inside City Limits? YES | 13f. Zip Code: 37205 | 14. Was Decedent ever in US Armed Forces? NO |
| 15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED | 16. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO | 17. Decedent's Race: WHITE | | |
| 18. Father's Name: JOHN CHANI | | 19. Mother's Name Prior to First Marriage: MARY ANDRASIK | | |
| 20a. Interment's Name: MARY ELIZABETH MESIARIK | 20b. Relationship to Decedent: DAUGHTER | 20c. Mailing Address: 3147 BOXLEY VALLEY RD., FRANKLIN, TN 37064 | | |
| 21a. Method of Disposition: BURIAL | 21b. Place of Disposition: HARPETH HILLS MEMORY GARDENS | 21c. Location: NASHVILLE, TN | | |
| 22a. Signature of Funeral Director: ▶ /e/ JEFF PLUNK | 22b. License Number: 4427 | 22c. Signature of Embalmer: ▶ /e/ Jeffrey A Plunk | 22d. License Number: 4353 | |
| 23a. Name and Address of Funeral Home: HARPETH HILLS MEMORY GARDENS, FUNERAL HOME AND CREMATION CENTER, 9090 HIGHWAY 100, NASHVILLE, TN 37221 | | | 23b. License Number: 849 | |
| 24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III | | 25. Date Filed: 01/19/2021 | | |

26. Certifier
26a. ☒ PHYSICIAN - TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

| | | |
|---|---|---|
| 27a. Certifier: ▶ /e/ ALEX SLANDZICKI | 27b. License Number: 030229 | 27c. Date Signed: 01/12/2021 |

27d. Name and Address: ALEX SLANDZICKI 4323 CAROTHERS PARKWAY SUITE 505, FRANKLIN, TN 37067

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

| | | Approximate Interval: Onset to Death |
|---|---|---|
| IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST | a. SENILE DEGENERATION OF THE BRAIN | YEARS |
| | b. | |
| | c. | |
| | d. | |

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: ADVANCED DEMENTIA. COVID-19 INFECTION

29a. Was an Autopsy Performed? NO
29b. Were Autopsy Findings Available to Complete the Cause of Death?

| | | | | |
|---|---|---|---|---|
| 30. Manner of Death: NATURAL | 31. Did Tobacco Use Contribute to Death? NO | 32. If Female: NOT PREGNANT WITHIN PAST YEAR | | |
| 33. If Transportation Injury, Specify: | 34a. Date of Injury | 34b. Time of Injury | 34c. Injury at Work? | 34d. Place of Injury |
| | 34e. Describe How Injury Occurred | | | 34f. Location of Injury |

RDA 10112

PH-1059E

12694809

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq.; Vital Records Act of 1977

1 2 6 9 4 8 0 9

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

Date Issued: Jan 20, 2021

CERTIFICATION OF VITAL RECORD

202106290088226

COPY

- Exhibit C

EFILED 02/25/21 08:03 AM CASE NO. 21P192 Richard R. Rooker, Clerk

11
21P192
Feb 24, 2021
PILKINTON

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

**IN RE:**
**ESTATE OF**
**SUE CHANI MESIARIK**

**Docket No: 21P192**
*NOTICE OF ENTRY REQUESTED*

# ORDER PROBATING LAST WILL AND TESTAMENT AND OPENING ESTATE FOR FULL ADMINISTRATION

A petition to probate the Last Will and Testament of the decedent, Sue Chani Mesiarik, was filed by Mary Elizabeth Mesiarik and Amelia Susan Mesiarik, represented by attorney David M. Jones. 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, this case was set for review on February 24, 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 Sue Chani Mesiarik died on January 7, 2021, at the age of ninety-three. The decedent was domiciled in Tennessee and resided in Davidson County, giving this Court jurisdiction and venue to review this case.

The Petitioners have presented to the Court a document purported to be the Last Will and Testament of the decedent. The court finds the witnessed written will, dated October 8, 2014, was 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. This Court also finds the proposed personal representatives are qualified and proper to serve as the fiduciaries of this estate under the law of Tennessee.

It is therefore **ORDERED, ADJUDGED,** and **DECREED** the Last Will and Testament of Sue Chani Mesiarik, dated October 8, 2014, is hereby admitted to probate.

It is further **ORDERED, ADJUDGED,** and **DECREED** that the Probate Court Clerk shall issue Letters Testamentary to **MARY ELIZABETH MESIARIK AND AMELIA SUSAN**

COPY



**MESIARIK** as the Personal Representatives of this Estate, who shall have the following requirements in addition to any other statutory requirements:

| | |
|---|---|
| **BOND:** | **WAIVED:** Bond is waived by the decedent's will and shall not be required, pursuant to T.C.A. § 30-1-201(a)(1)(A). |
| **INVENTORY:** | **WAIVED:** Inventory is waived by the decedent's will and shall not be required, pursuant to T.C.A. § 30-2-301(a). |
| **ACCOUNTING:** | **WAIVED:** Accounting is waived by the decedent's will and shall not be required, pursuant to T.C.A. § 30-2-601(a)(4)(A). |
| **STATUS REPORT:** | **REQUIRED:** A status report of the estate is due on May 25, 2022, and annually on this date until the estate is closed. |
| **TENNCARE NOTICE:** | **REQUIRED:** Within sixty days the Personal Representatives shall execute and file with the clerk of the Court an affidavit that the Bureau of TennCare has been notified of the decedent's death pursuant to T.C.A. § 71-5-116 since the decedent was older than fifty-five at death. |
| **BENEFICIARY NOTICE:** | **REQUIRED:** Within sixty days, the Personal Representatives, unless the sole beneficiaries of the estate, shall file with the clerk of the Court an affidavit that the copies of the Will as required by T.C.A § 30-2-301(b) have been mailed or delivered to the beneficiaries of this estate, and an explanation of efforts to identify and locate beneficiaries, if any, to whom copies have not yet been sent. |

It is further **ORDERED, ADJUDGED,** and **DECREED** the Probate Court Clerk shall publish notice to creditors as the decedent died less than a year ago. The Probate Court Clerk is not required to send notice to the Department of Revenue for Tennessee inheritance tax purposes since the decedent died after 2015, pursuant to T.C.A. §§ 67-8-318, 425, & 507.

741

Special Master Scott Pilkinton

Exhibit D -

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

February 1, 2021

David M. Jones
339 Main Street
Franklin, TN 37064

RE: Mesiarik, Sue Chani Date of Death: 1/7/2021 SSN: xxx-xx-6225
Our File Number: 21512

David M. Jones:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

**This document only releases TennCare's claim against the Decedent's probate estate. It does not release any trust, assets held in trust, or trustees. If you need a release or payoff for a trust, please send a copy of the Decedent's death certificate to estate.recovery@tn.gov.**

Sincerely,

TennCare RFR Processing Unit

Cc: djones@tnjones.com

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY