Karen Johnson Davidson County
Batch# 671170 DEEDWARR
07/06/2021 12:30:35 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20210706-0090724

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
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.

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00.

Michael D. Rippetoe
MIKE RIPPETOE, Executor

Subscribed and sworn to before me, this 7 day of June 2021.

Jennyl Morgan
NOTARY PUBLIC

My Commission Expires: 11/6/2024

EXECUTOR'S DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Frances F. Davis P. O. Box 575 Diablo, CA 94528	New Owner	Map and Parcel No.: 128 13 0A 120.00

WHEREAS, Barbara F. Schubert (hereinafter the "Decedent") died testate on October 15, 2019, as a resident of Davidson County, Tennessee. Decedent's Last Will and Testament dated September 15, 2011 (the "Will"), was admitted to probate on April 6, 2020, under Docket Number 20P382 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, Mike Rippetoe 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 Decedent's sister, Frances F. Davis.

WHEREAS, Mike Rippetoe, 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 **102 Westfield Drive, Nashville, TN 37221**, and more specifically described below, to Frances F. Davis:

Land in Davidson County, Tennessee, being Unit No. 120, together with the appurtenant interest in the common elements of the Westfield Condominiums (formerly The Hamlet Condominiums), a horizontal property regime established by Master Deed, of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of the Hamlet of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

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 to Frances F. Davis.

TO HAVE AND TO HOLD THE property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successor and assigns, forever; and the Executor hereby transfers, assigns and sets over unto the Beneficiary, 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 she can or should do as Executor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7 day of June 2020.

Michael D. Rippetoe

MIKE RIPPETOE, *Executor for the Estate*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, in and for the said county and state, the within named Mike Rippetoe, the Grantor, 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 and official seal at office, this 7 day of June 2020.

Jennyl Morgan

Notary Public

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

EFILED 04/06/20 10:50 AM CASE NO. 20P382 Richard R. Rooker, Clerk

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

IN RE: THE ESTATE OF	)	
BARBARA F. SCHUBERT,	)	**No. 20P382**
Deceased.	)	

ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

Pursuant to Tennessee Supreme Court Order No. ADM2020-00428, in response to the COVID-19 pandemic, the Supreme Court of Tennessee suspended all in-court proceedings in all state and local courts in Tennessee, subject to various exceptions. As such, no in-person hearing was held in this matter. From a review of the record, the Court finds that no opposition was filed to the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Mike Rippetoe, ("Petitioner"). Based upon the Petition, and the entire record as a whole, this Court finds that the Petition is well-taken and, therefore, granted. All interested persons were provided notice of this proceeding and sent a copy of the pending Petition. The original Last Will and Testament of the Decedent, executed on September 15, 2011, was properly executed and witnessed by two persons. The Attestation Clause of the witnesses is attached to the Last Will and Testament. There is no opposition to the requested relief. From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** that the Last Will and Testament of the Decedent, dated September 15, 2011, shall be admitted for the

[redacted]

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purpose of probate. Notice to Creditors shall be given by the Clerk of the Court through publication or as otherwise required by law.

It is, further, **ORDERED** that Petitioner, Mike Rippetoe, shall be appointed Executor of the Estate of Barbara Schubert. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirement of posting a Bond has been waived. Personal Representative shall file an Inventory within sixty (60) days from the entry of this order and file all Accountings and Annual Status Reports in accordance with law and local rules.

It is so **ORDERED**.

ENTERED this 6th day of April 2020.

HONORABLE ~~RANDY KENNEDY~~
Scott Pilkerton, Special Master
pursuant to Judge Kennedy's
blanket order of March 17, 2020

APPROVED FOR ENTRY:

Jennifer Sheppard (024699)
John Wilks (032784)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, TN 37212
(615) 800-7096 office
jwilks@mhpslaw.com

Attorneys for the Estate

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons at the address via USPS postage prepaid and/or email address indicated:

Frances F. Davis
P.O. Box 575
Diablo, CA 94528
jerry94528@aol.com

Michael D. Rippetoe
233 Carriage Drive
Nashville, TN 37221
michael.d.rippetoe@jci.com

Julie Davis Poncinwong
7800 Renton Issaquah Rd SE
Issaquah, WA 98027

Geoffrey Douglas Davis
2229 Rock St
Mt. View, CA 94043

Harvill Anthony Freeland, III.
1403 Harris Ave.
Bellingham, WA 98225

this 24th day of March 2020,

John R. Wilks

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **MICHAEL D. RIPPETOE** DOCKET NO: **20P382**

*It appearing to the Court that **BARBARA SCHUBERT** 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 **MICHAEL D. RIPPETOE**, 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 **April 6th, 2020**.*

RICHARD R. ROOKER

RICHARD R. ROOKER, C. CIRCUIT COURT CLERK

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 **MICHAEL D. RIPPETOE** as **Executor** of the estate of **BARBARA SCHUBERT**, deceased, and I do further certify that **MICHAEL D. RIPPETOE** is still acting **Executor** of the estate of **BARBARA SCHUBERT** 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 6 day of April, 2020.

RICHARD R. ROOKER

RICHARD R. ROOKER, C. CIRCUIT COURT CLERK

[redacted]

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20P382

LAST WILL AND TESTAMENT

OF

BARBARA F. SCHUBERT

FILED
APR - 6 2020
RICHARD R. ROOKER, Clerk
By: Deputy

I, BARBARA F. SCHUBERT, domiciled in Nashville, Davidson County, Tennessee, being of sound mind and disposing memory of the natural objects of my bounty, do make, publish and declare this to be my Last Will and Testament hereby revoking all Wills and Codicils heretofore made by me.

ARTICLE I.

I direct that all my just debts, my funeral expenses, all estate, inheritance, succession, and other taxes assessed by reason of my death, and the cost of administration of my estate be paid as soon as practical after my death.

ARTICLE II.

I bequeath to my Sister, FRANCES F. DAVIS, in fee, all my clothing, household goods, personal effects, automobiles, jewelry, and all other tangible and intangible personal property not otherwise specifically bequeathed, including cash on hand or on deposit, owned by me at the time of my death. If my said Sister shall predecease me, I bequeath said property as set forth in my residuary estate contained in Article III below.

ARTICLE III.

All the rest, residue and remainder of the property which I may own at the time of my death, real, personal, tangible, intangible of whatsoever nature and wheresoever situated including all lapsed legacies and devises and all life insurance payable to my estate, I bequeath and devise in fee unto my Sister, FRANCES F. DAVIS. If my said Sister shall not survive me, then I bequeath and devise the above mentioned property be divided equally and in fee unto my Sister, FRANCES F. DAVIS's children, JULIE D. PONCINWONG and GEOFFREY D. DAVIS, and their issue per stirpes.

By Barbara F. Schubert

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ARTICLE IV

It is likely that at my death I will leave a Letter of Instruction regarding my wishes in distributing my personal effects including furniture, clothing, silver, books, pictures, china, automobiles and their equipment, articles of personal or household use or adornment and policies of insurance on such property, which I may own at my death, other than money, securities and the like, and request that these instructions be followed to the extent practicable, but said Letter of Instruction is not intended to be part of this, my Will, nor to create enforceable rights in persons therein named. If I leave no Letter of Instruction or if I own personal effects not addressed in a Letter of Instruction, I give such items to my dear Sister, FRANCES F. DAVIS, if she survives me, otherwise it is my wish that the above mentioned property be divided equally and in fee unto my Sister, FRANCES F. DAVIS's children, JULIE D. PONCINWONG and GEOFFREY D. DAVIS, and their issue per stirpes. I expressly authorize the Executor in its discretion to sell any part or all of said property not wanted by the beneficiary or inappropriate for the beneficiary to whom it is given hereinabove and to make the proceeds thereof part of my residuary estate.

ARTICLE V

It is my express desire that my Brother, HARVILL ANTHONY FREELAND, JR., shall inherit nothing from me, and I expressly disinherit him.

ARTICLE VI

I appoint my dear Sister, FRANCES F. DAVIS of Diablo, California, to be the Executrix of this my Last Will and Testament and direct that no bond be required for the faithful performance of her duties. Because my sister is a nonresident, pursuant to Tennessee Code Annotated, § 30-1-116 and § 35-50-107, I appoint my cousin, MICHAEL D. RIPPETOE of Nashville, Tennessee, Co-Executor to also serve without bond. If she shall predecease me or shall otherwise be unable to serve, I appoint my cousin, MICHAEL D. RIPPETOE of Nashville, Tennessee, alternate Executor to also serve without bond. I give my Executrix or Executor, as the case may be,

Barbara F. Schubert

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all the powers set forth in Tennessee Code Annotated, Section 35-50-110, which are incorporated herein by reference as fully as if copied herein verbatim. A successor Executor/Executrix has the duty, right and power given to the Executor originally appointed. Any successor may accept the account rendered and assets delivered to it by its predecessor as a complete discharge to the predecessor Executor. I further direct that if I own any realty at the time of my death I vest my said Executrix or Executor with full power to sell without the joinder of any party and any purchaser shall not be required to look to the application of the proceeds. I further excuse my Executor or successor Executors from filing an inventory and making reports to the Court having jurisdiction over my estate.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, said Will being this and two (2) preceding typewritten pages, and for the purpose of identification, I have signed each such page, all in the presence of persons witnessing it at my request on this 15 day of September, 2011, at Nashville, Tennessee.

Barbara F. Schubert

BARBARA F. SCHUBERT

Barbara F. Schubert

PAGE THREE OF THE LAST WILL AND TESTAMENT OF BARBARA F. SCHUBERT

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The foregoing instrument, consisting of this and three (3) preceding typewritten pages, was signed, sealed, published and declared by BARBARA F. SCHUBERT in our presence, and we at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, this 15 day of September, 2011, at Nashville, Tennessee.

WITNESS

2400 Crestmoor Rd
Nashville, TN 37215
ADDRESS

WITNESS

2400 Crestmoor Rd.
Nashville, TN 37215
ADDRESS

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AFFIDAVIT OF WITNESSES TO PROVE WILL

We, the undersigned, after being duly sworn according to law depose and say:

1. That we are adult citizens of Davidson County, Tennessee.

2. That we witnessed the execution of the Last Will and Testament of BARBARA F. SCHUBERT, dated the 15 of September, 2011, to which this AFFIDAVIT is attached, and that this Affidavit is being made at the request of the Testatrix/Testator, and in accordance with the Tennessee Code Annotated, Section 32-2-110.

3. That our signatures are affixed to said Last Will and Testament, that we signed or affixed the same at the instance and at the request of the Testatrix and in her presence, and in the presence of each other, at the place and on date recited in said Last Will and Testament.

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

5. That at the time we witnessed said Will, the Testatrix was, in our opinion, of sound mind.

WITNESS

WITNESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 15th day of September 2011.

NOTARY PUBLIC

My commission expires: 1-15-2014

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON