THIS INSTRUMENT PREPARED BY:
A. Michelle Poss, Attorney at Law
201 Fourth Avenue North, Suite 1240
Nashville, TN 37219

ADDRESS NEW OWNERS:

Sandra Elizabeth Rozell
7152 Smokey Hill Road
Antioch, Tennessee 37013

Jannifer Gale Rice
809 Morningwood Place
Antioch, Tennessee 37013

SEND TAX NOTICES:

Sandra Elizabeth Rozell
7152 Smokey Hill Road
Antioch, Tennessee 37013

MAP & PARCEL: 147 16 0 141.00

Karen Johnson Davidson County
Batch# 735701 DEEDWARR
10/13/2021 02:02:59 PM 8 pgs
Fees: $42.00 Taxes: $0.00
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## EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, We, Sandra Elizabeth Rozell and Jannifer Gale Rice, Co-Executors of the Estate of Virginia D. Simmons also known as Octive Virginia Simmons and Virginia D. Whorley, for the express purpose of making a re-conveyance to Sandra Elizabeth Rozell and Jannifer Gale Rice, pursuant to the Last Will and Testament of Virginia D, Simmons also known as Octive Virginia Simmons and Virginia D. Whorley, attached hereto as Exhibit A have this day bargained and sold and by these presents do hereby transfer and convey unto, Sandra Elizabeth Rozell and Jannifer Gale Rice, their successors and assigns, all of the right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Nashville, Davidson County, State of Tennessee, and legally described as follows:

Said property is more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 55 on the plan of Tusculum Fields, of record in Book 2330, page 16, Register's Office for said County.

SAID Lot No. 55 fronts 70 feet on the westerly margin of Pearson Place and extends back between parallel lines 198.4 feet to a dead line in the rear.

BEING the same property conveyed to Virginia D. Whorley from Jeffrey R. Sandvig and wife, Nancy C. Sandvig of record in Book 5897, page 408, Register's Office for Davidson County, Tennessee.

The above identified property is transferred and conveyed subject to the covenants of record in Deed Book 2495, Page 363 said Register's Office and to the matters set forth in the above said plan of record.

This is improved property known as 5009 Pearson Place, Nashville, Tennessee 37211.

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

We convey as Co-Executors only, as fully and completely as we could or should do, but not further otherwise and we are not personally bound upon any of the covenants or warranties contained herein. we make no representation as to the correctness of this as it is from the information provided.

WITNESS OUR HANDS this 30th day of September, 2021.

Sandra Elizabeth Rozell
Sandra Elizabeth Rozell
Co-Executor

Jannifer Gale Rice
Jannifer Gale Rice
Co-Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, in and for said County and State, Sandra Elizabeth Rozell as Co-Executor of the Estate of Octive Virginia Simmons, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 30th day of September, 2021.

Alissa Michelle Poss
NOTARY PUBLIC

My commission expires: May 9, 2023

ALISSA MICHELLE POSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, in and for said County and State, Jannifer Gale Rice, as Co-Executor of the Estate of Octive Virginia Simmons, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 30th day of September, 2021.

Alissa Michelle Poss
NOTARY PUBLIC

My commission expires: May 9, 2023

ALISSA MICHELLE POSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Jannifer Gale Rice
*Affiant*

*Subscribed and sworn to before me this* 30th *day of* September, *2021.*

Alissa Michelle Poss
*NOTARY PUBLIC*

*My commission expires:* May 9, 2023

ALISSA MICHELLE POSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# EXHIBIT A

# Last Will and Testament

OF

VIRGINIA D. SIMMONS

I, VIRGINIA D. SIMMONS, Social Security Number 412-62-0004, a resident of and domiciled in Bedford County, Tennessee, do hereby make, publish and declare the following to be my LAST WILL AND TESTAMENT, hereby revoking all wills and codicils by me at any time heretofore made.

## ITEM I: DEBTS AND EXPENSES

I direct that all of my matured debts, including the expenses of my last illness, my funeral expenses, and the costs of administration be paid out of my general estate by my Executrix as soon as practicable after my death. If the debts due me and the proceeds of my perishable property are insufficient for these purposes, then, to this end, I authorize my Executrix to sell any of my property, real, personal or mixed, and to execute all conveyances necessary to effectuate such sale. Proceeds of life insurance policies on my life payable to my Estate shall be fully and immediately available to pay any debts, taxes or other obligations and expenses of my Estate, and such part of said proceeds of insurance as is not so expended and proceeds of other insurance on my life payable to my estate shall be paid, handled or distributed according to the further provisions of this Will. I direct that my Executrix pay all estate, inheritance, succession or other

death taxes which may be payable by or chargeable against my estate as an expense of administration without proration among the several beneficiaries.

ITEM II: SPECIFIC BEQUEST

I give to my husband, BENJAMIN COY SIMMONS, all my furniture if he survives me.

ITEM III: CONTINGENT SPECIFIC BEQUEST

In the event my husband, BENJAMIN COY SIMMONS, predeceases me I give my furniture as follows:

1. I give my dining room furniture, two bedroom suits and my coffee table to my step sons ALBEN SIMMONS and WAYNE SIMMONS, equally to be divided by agreement between them, per stirpes.

2. I give my living room furniture including two marble top tables and all my remaining furniture to my daughters JANNIFER RICE and SANDRA ROZELL, equally to be divided by agreement between them, per stirpes.

ITEM IV: RESIDUAL ESTATE

All of the residual estate which I may own or have the right to dispose of at my death and which remains after payment of my matured debts, funeral and administrative expenses, of whatever kind, character and description, both real and personal, intangible and mixed, and wherever the same may be situated, I give, devise and bequeath to my two (2) daughters, JANNIFER RICE and SANDRA ROZELL, equally, per stirpes.

## ITEM V: POWERS OF EXECUTRIX

I incorporate by reference, as fully as if copied verbatim, all the provisions and powers set forth in Tennessee Code Annotated, 35-50-110, which section enumerates the administrative powers that I hereby confer upon my Executrix.

Without in any way limiting the applicability of the foregoing, I specifically authorize my Executrix to do any and all things which in the opinion of my Executrix are necessary to complete the administration and settlement of my estate, including full power and authority, without the order of any Court, and upon such terms and under such conditions as my said Executrix shall deem best for the proper settlement of my estate, to bargain, sell at public or private sale, convey, transfer, deed, mortgage, lease, exchange, pledge, manage, and deal with any and all property belonging to my estate. In the execution of said duties and obligations, my Executrix shall have the power to comply with all legal requirements as to the execution and delivery of deeds and/or other documents or formal papers without the order of any Court.

## ITEM VI: APPOINTMENT OF EXECUTRIX

I appoint my two (2) daughters, JANNIFER RICE and SANDRA ROZELL, to be the Co-Executors of this my LAST WILL AND TESTAMENT. I direct that no bond or other security shall be required of the above-named fiduciaries for the faithful performance of their duties. I further waive the filing of an inventory and accounting by the fiduciaries named herein.

I signed this Will on July 12, 2000.

Virginia D. Simmons
Testatrix

On the date last above written, we saw VIRGINIA D. SIMMONS in our presence, sign the foregoing instrument at its end. She then declared it to be her Will and requested us to act as witnesses to it. We then, in her presence and in the presence of each other, signed our names as attesting witnesses, believing her at all times herein mentioned to be of sound mind and memory and not acting under constraint of any kind.

Name

1934 Vera Dr.

Murfreesboro, TN 37128
Address

Name

6310 Hwy 64 E

Watrace, Tn. 37183
Address

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Bedford )

We are acquainted with VIRGINIA D. SIMMONS, who executed this annexed Will, consisting of five (5) typewritten pages, dated the 12th day of July, 2000, on that date at Shelbyville, Tennessee, by subscribing her name at the end thereof in the presence and sight of each of us.

At the time of subscribing said Will, VIRGINIA D. SIMMONS, declared the instrument so subscribed by her to be her Will, and we thereupon signed our names as witnesses at the end of said instrument at her request and in her presence and sight, and in the presence and sight of each other.

At the time of executing said Will, VIRGINIA D. SIMMONS, was over the age of eighteen years and in our opinion was of sound mind, memory and understanding and not under any restraint or in any respect incompetent to make a Will.

This affidavit is made at the request of the said VIRGINIA D. SIMMONS.

This annexed Will was examined by the undersigned at the time this affidavit was made.

Diane Holliday

Adrian Bowman

Sworn to and subscribed before me this 12th day of July, 2000.

L. Wayne Bowman
Notary Public

My Commission Expires: Nov. 14, 2000