Karen Johnson Davidson County
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STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the ORDER FOR MUNIMENT OF TITLE heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **21P2401**.

ESTATE OF: LINDA ANNESE WELLS

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 17Th day of December in the year Two Thousand and twenty-one.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

RICHARD R. ROOKER CLERK OF COURT CLERK

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

IN RE: THE ESTATE OF	)	
LINDA ANNESE WELLS,	)	**No. 21p2401**
Deceased.	)	

ORDER TO ADMIT FOREIGN WILL FOR THE SOLE PURPOSE OF ESTABLISHING MUNIMENT OF TITLE TO REAL PROPERTY

This cause came to be heard on the 17th day of December 2021, before the Honorable Randy Kennedy, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition to Admit Will for the Sole Purpose of Establishing Muniment of Title to Real Property filed by Natalie Slate, Petitioner, and the subsequent motion to expedite review of petition. Based upon the unopposed Petition, a review of the record and for other good cause shown, the Court finds the Petition to be well-taken and therefore, granted. The Court finds as follows:

Linda Annese Wells ("Decedent") died on October 27, 2014, as a resident of Leon County, Florida. Decedent left a document purporting to be her Last Will and Testament dated September 23, 2014, signed by her and attested to and witnessed in her presence by two witnesses (the "Will"). The will was probated in Leon County, Florida on February 3, 2015. A certified copy of the order and the will have been presented pursuant to T.C.A. §32-5-108.

Highway 70 Property. At the time of her death, Decedent owned an interest in several parcels of real property currently situated in the state of Tennessee. On the date of her death, the decedent owned real property commonly known as 7245 Highway 70 South, Unit 101,

Nashville, TN 37221 (the "Highway 70 Property") in fee simple absolute. The Highway 70 Property is more particularly described as follows:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 101 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, and as amended by First Amendment of record in Book 11156, Page 478, and by Second Amendment of record in Book 11186, Page 935, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11127, Page 406, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Condominiums, of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, Page 935, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.
>
> Being the same property conveyed by Warranty Deed from Dale S. Campbell, unmarried, to Ray Wells and wife, Annese Wells, of record in Instrument No. 20060428-0048984, Register's Office for Davidson County, Tennessee.

Ray Wells, Decedent's husband, died on September 23, 2014, as such the property vested in fee simple absolute in the Decedent. Article III of the Will directs that the Decedent's interest in the Highway 70 Property shall vest in Petitioner, Natalie Marie Slate, in fee simple absolute. Said property is owned as follows:

Natalie Marie Slate	100%

Pasquo Property. At the time of her death, Decedent also owned an interest in parcel of real property currently situated in the state of Tennessee and more commonly known as 0 Pasquo Road, Nashville, TN 37221 (the "Pasquo Property") as a tenant-in-common with Kay Claxton McDonald. The Pasquo Property is more particularly described as follows:

> Land in the 14th Civil District of Davidson County, being part of Tract No. 2 of the Lou Belle Asher Property, described according to a survey by Tomlin and Bond, surveyors, dated July 12, 1980, as follows:

Beginning at a nail in the center of Pasqua Road, said nail being the northeast corner of Tract #3 and the southeast corner of the tract herein described; thence north 85 degrees, 15 minutes west, 700.00 feet to an iron fence post; thence north 1 degree 45 minutes west, 205 feet to a point; thence south 85 degrees 45 minutes east, 725 feet to the center of Pasqua Road; thence with the center line of Pasqua Road south 4 degrees 45 minutes west, 200 feet to the point of beginning and containing 3.3 acres, more or less.

Being the same property conveyed to Herman T. Claxton and wife, Oweise Claxton from Lou Belle Asher and Nancy Armstrong by Warranty deed of record in Book 5659, Page 920, Register's Office of Davidson County, Tennessee.

Herman T. Claxton died on October 10, 2007. By operation of law, Mr. Claxton's ownership interest in the Pasquo Property immediately vested in Mrs. Frances Oweise Claxton. Frances Oweise Claxton died on May 24, 2010. The last will and testament of Frances Claxton was probated in Davidson County, Tennessee under case number 10p1655. Pursuant to Article IV of Ms. Claxton's will, real and personal property was devised to Linda Annese Claxton and Ellen Kay Claxton. Ellen Kay Claxton is now known as Kay Claxton McDonald. Any and all interest of Linda Annese Claxton vested in Petitioner pursuant to Article III of the Decedent's will in the Petitioner. The Pasquo property is owned as follows:

Natalie Marie Slate	50%
Kay Claxton McDonald	50%

Highway 100 Property. At the time of her death, Decedent also owned an interest in a parcel of real property currently situated in the state of Tennessee and more commonly known as 8765 Highway 100, Nashville, TN 37221 (the "Highway 100 Property") in fee simple absolute. The Highway 100 Property is more particularly described as follows:

Tract #1. Located in the Ninth Civil District of Davidson County, Tennessee, bounded on the north by State Highway 100, on the east by Alfred Hudgens as of record in Deed Book 8592, Page 815 and southeast by Emmette Dodson as of record in Deed Book 6627, Page 470, and west by Jeffrey Scott King as of record in Deed Book 6324, Page 769 and being more particularly described as follows.

Beginning at an iron pin in the south margin of State Highway 100 said point being S 87°-21' E 91.53 feet from centerline station 1465 (center of a culvert), the northwest corner of the herein described tract; thence leaving with said highway along a curve to the right having a radius of 2832.15 feet for a distance of 154.11 feet (chord N 73°-56' E 154.09 feet to an iron pin by a power pole; thence with Alfred Hudgens as of record in Deed Book 8592, Page 815 S 33°-46' E 567.57 feet to a corner post; thence with Emmette Dodson as of record in Deed Book 6651, Page 570 S 58°-14' W 404.67 feet to a corner post; thence with same N 35°-30' W 57.28 feet to an 8 inch locust; thence with same S 45°-42' W 97.01 feet to the corner of a shed; thence with same 48°-27' E 63.64 feet to a corner post; thence with same S 29°-28' W 217.24 feet; thence with same and a lane 83°-13' W 156.79 feet to a corner post; thence with Joe D. Regen as of record in Deed Book 6627, Page 470 N 20° - 56' W 481.82 feet to a post at a fence intersection; thence with Jeffrey Scott King as of record in Deed Book 6324, Page 769 N 10° - 24' W 95.17 feet to an iron pin; thence with same N 72° - 00' E 389.00 feet to an iron pin; thence with same N 4°-00' E 250.00 feet to the beginning containing 9.033 acres more or less by survey of W.A. Ricardson, Jr., July 22, 1988.

Tract #2: Located in the Ninth Civil District of Davidson County, Tennessee, bounded on the south by State Highway 100, on the east by Alfred Hudgens as of record in Deed Book 8592, Page 815 and north by Old Harding Pike and being more particularly described as follows:

Beginning at an iron pin the north margin of State Highway 100 said point being at the intersection of State Highway 100 and Old Harding Pike, the southwest corner of the herein described tract; thence with margin of Old Harding Pike N 55°-16' E 224.86 feet to an iron pin; thence with north margin of State Highway 100 along a curve to the left having a radius of 2898.15 feet for a distance of 234.53 feet (chord S 72°-43' W 234.47 feet to the beginning containing 0.173 acres more or less by survey of W.A. Richardson, Jr., July 22, 1988.

The above tract of land being part of the same property conveyed to Annese Wells and Kay C. Slate as tenants in common by Clerk and Master's Deed of record in Book 7660, Page 395, Register's Office for Davidson County, Tennessee.

On November 15, 1999, Decedent conveyed her interest in Tract 2 of the Highway 100 Property to Kay C. Slate such that Ms. Slate (now known ay Kay C. McDonald) owned all of Tract 2 in fee simple absolute. At the time of Decedent's death, Tract 1 was owned as tenants in common with Kay Claxton McDonald. Article III of the Decedent's Will directs that Decedent's one-half (1/2) interest in Tract 1 of the Highway 100 Property shall be bequeathed to Petitioner.

Therefore, at the time of Decedent's passing, ownership of Tract 1 of the Highway 100 Property was vested as follows:

Kay Claxton McDonald	50%
Natalie Marie Slate	50%

Haselton Road Property. At the time of her death, Decedent also owned a parcel of real property currently situated in the state of Tennessee and more commonly known as 8621 Haselton Road, Nashville, TN 37221 (the "Haselton Road Property") as a tenant in common with Kay Claxton McDonald. The Haselton Road Property is more particularly described as follows:

> Land in the 9th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, as follows:
>
> Beginning at an iron pin (new), the most southwest corner of this tract, a corner to W.E. Stevens, and being located North 53° 09' East 30.85 feet from an iron pin (new) by a 30-inch Oak tree in the easterly edge of a gravel drive; thence from said beginning point and with the line of said W.E. Stevens, North 5° 48' East 369.66 feet to a point, corner to said W.E. Stevens and Roger Brown; thence, with the line of said Roger Brown, North 2° 26' East 841.50 feet to an iron pin (new), corner to said Roger Brown and in the line of W.S. Smith; thence, with the line of said Smith, South 70° 32' East 924.00 feet to a point near the corner of said W.S. Smith and being a corner to Cecil Branstetter; thence, with the line of said Branstetter as follows: North 54° 08' East 480.00 feet to an iron pin (new) by a corner fence post, and North 6° 42' East 532.96 feet to an iron stake (old), corner to said Branstetter and a corner to the Natchez Trace Parkway of record in Deed Book 4639, Page 852, Davidson County, Tennessee; thence, with said Natchez Trace Parkway for the next four calls as follows: South 60° 29' East 140.71 feet, South 73° 31' East 409.24 feet, South 4° 53' East 559.82 feet to a stake (new), and South 32° 44' East 956.03 feet to an iron stake (old) in a fence line, in the line of said Natchez Trace Parkway and a corner to said W.E. Stevens; thence, with the line of said Stevens, for the next eight calls as follows: North 85° 22' West 889.22 feet to an iron pin (old) by a corner fence post, South 67° 26' West 149.81 feet to an iron pin (new) by a rock and tree; South 77° 13' West 157.29 feet to an iron pin (new) by a large oak tree, South 71° 01' West 274.90 feet, South 49° 30' West 235.97 feet to an iron pin (new) by a corner fence post, North 89° 40' West 468.09 feet to a corner fence post, North 89° 34' West 276.02 feet to an iron post (old), and North 49° 56' West 148.03 feet to the beginning, containing 56.35 acres, more or less.
>
> Being the same property conveyed to H.T. Claxton and wife, Frances Oweise Claxton, as tenants by the entirety, from Jessie Henrietta Castoe, Judy Edweina

Moorehouse, and Jessie Wallace Ferguson by Warranty Deed of record in Deed Book 5788, Page 984, Davidson County, Tennessee.

The previous and last conveyance being from the Estate of Francis Oweise Claxton, deceased, to Ellen Kay Claxton (being one and the same as Kay C. Slate) and Linda Annese Claxton (being one and the same as Linda Annese Wells) in equal shares, per stirpes, by Last Will and Testament of record in Instrument no. 20101220-0100938, Register's Office for Davidson County, Tennessee.

Herman T. Claxton died on October 10, 2007. By operation of law, Mr. Claxton's ownership interest in the Pasquo Property immediately vested in Mrs. Frances Oweise Claxton. Frances Oweise Claxton died on May 24, 2010. The last will and testament of Frances Claxton was probated in Davidson County, Tennessee under case number 10p1655. Pursuant to Article IV of Ms. Claxton's will, real and personal property was devised to Linda Annese Claxton and Ellen Kay Claxton. Ellen Kay Claxton is now known as Kay Claxton McDonald. Any and all interest of Linda Annese Claxton vested in Petitioner pursuant to Article III of the Decedent's will in the Petitioner. The Pasquo property is owned as follows:

Natalie Marie Slate	50%
Kay Claxton McDonald	50%

There are no other assets of Decedent which are subject to probate. As such, a certified copy of the foreign Will shall be admitted for the limited purpose of establishing muniment of title to the Highway 70 Property, Pasquo Property, Highway 100 Property, and Haselton Road Property, in accordance with Tenn. Code Ann. § 32-5-109.

It is, therefore, **ORDERED, ADJUDGED and DECREED** by the Court that the certified copy of the Last Will and Testament of Linda Annese Wells dated September 23, 2014, is hereby accepted and admitted to probate for the sole purpose of establishing a muniment of title to the aforementioned real property;

It is, further, **ORDRED** that pursuant to the Will and Tenn. Code Ann. § 31-2-103, any and all of Decedent's interest in the real property located in the aforementioned properties, directs that this property be vested entirely to the Petitioner, Natalie Marie Slate, as beneficiary of the Decedent's Will and remains so vested on the date of this Order;

It is, further, **ORDRED** that this Order and a copy of Decedent's Will may be recorded with the Davidson County Register of Deeds and/or any other governmental agency; such documents shall be accepted as proof that title to the Property is vested as described in this Order and shall be of the same effect as if Decedent had executed a valid deed conveying the entirety of Decedent's interest in the Property to Natalie Marie Slate.

It is so **ORDERED**.

ENTERED this 17 day of Dec 2021.

HONORABLE RANDY KENNEDY

APPROVED FOR ENTRY:

Adam Barber (031014)
Jennifer Sheppard (024699)
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Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been sent via United States Postal Service, postage prepaid, and/or electronically to the following persons this 17th day of December, 2021:

Natalie Marie Slate
651 Chancey Lane
Tallahassee, FL 32308

Kay Claxton McDonald
6020 Pasquo Road
Nashville, TN 37221

Adam Barber