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

Karen Johnson Davidson County
Batch# 798742 ORDER
02/02/2022 09:11:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220202-0012050

IN RE: ESTATE OF	)	
LOUISE PARKER,	)	No. 21P2057
Decedent.	)	

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

This cause came to be heard on the 24th day of January 2022, 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 Cheryl Parker, Petitioner. 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:

Louise T. Parker ("Decedent") died on August 21, 2021, as a resident of Charleston County, South Carolina. Decedent left a document purporting to be her Last Will and Testament dated July 25, 2021, signed by her and attested to and witnessed in her presence by two witnesses (the "Will").

At the time of her death, Decedent owned real property currently situated in the state of Tennessee and more commonly known as 1119 Duncanwood Drive, Nashville, TN 37204 (the "Property"). The Property is more particularly described as follows:

> **Being Lot No. 30 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County, and described as follows:**
>
> **Beginning at a point in the easterly line of Duncanwood Drive at the corner of Lots Nos. 30 and 31; thence with the line between said lots, easterly 202.9 feet to the west line of Lot No. 26; thence with**

the line between Lots Nos. 30 and 26, northerly 78.9 feet to the corner of Lot No. 27; thence with the line between Lot No. 30 and along the rear line of Lots Nos. 27 and 28, northwesterly 75.29 feet to the corner of Lots Nos. 29 and 30; thence with the line between said lots, westerly 125 feet to the east margin of Duncanwood Drive; thence with the margin of the same, southerly 127 feet to the beginning.

Being the same property conveyed to E.B. Parker and wife, Louise T. Parker by Warranty Deed from Herman W. Ferguson and wife, Betty Mattern Ferguson, of record in Book 2092, Page 189, Register's Office for the County of Davidson, State of Tennessee.

The Court finds that there are no other assets of Decedent which are subject to probate other than the Property.

Furthermore, as evidenced by the certificate of death filed in this cause, Elijah B. Parker died on July 10, 1973. Prior to the passing of the Decedent, the Property was owned as Tenants by the Entireties. Upon the passing of Mr. Parker, the Property vested in the Decedent in fee simple absolute.

Accordingly, Decedent's Will is accepted and admitted solely for the purpose of establishing a muniment of title to the Property pursuant to T.C.A. § 32-2-111.

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** by the Court that the document purported to be the Last Will and Testament of Louise Parker dated July 25, 2021, 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 at 1119 Duncanwood Drive, Nashville, TN 37204, directs that this property be vested entirely in Petitioner, Cheryl Parker, 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 Cheryl Parker.

It is so **ORDERED.**

ENTERED this 26 day of _____ 2022.

HONORABLE RANDY KENNEDY

APPROVED FOR ENTRY:

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Attorneys for Petitioner

I hereby certify that this is a true copy of original ... this ... day ... 20...
RICHARD R. ROOKER CLERK
By: ... D.C.
Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated:

Cheryl Parker
2230 North Marsh Drive
Mount Pleasant, SC 29466

This the 26 day of January 2022,

Adam Barber