**IN THE CHANCERY COURT FOR MONTGOMERY COUNTY**
**IN THE STATE OF TENNESSEE**
**AT CLARKSVILLE**
**PROBATE DIVISION**

A TRUE COPY ATTEST
FILED 1-24 2022
MICHAEL W. DALE, C&M

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|---|---|---|
| **IN RE:** | § | |
| | § | |
| **ESTATE OF** | § | |
| **CHESTER PHILLIP CORNETT,** | § | **Estate Number: MC-CH-CV-PB-22-32** |
| | § | |
| **Deceased.** | § | |

Karen Johnson Davidson County
Batch# 799593 **ORDER**
02/03/2022 09:59:32 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20220203-0012799

**ORDER PROBATING WILL FOR MUNIMENT OF TITLE**

THIS CAUSE came on to be heard in the Chancery Court for Montgomery County, Tennessee, Probate Division, upon the Petition of **PHILLIP CLAY CORNETT and LORI C. STOTTMAN** for admission to Probate of a paper writing dated January 5, 2017, purporting to be the Last Will and Testament of **CHESTER PHILLIP CORNETT,** deceased, be admitted to probate only as a muniment of title.

It appears to the Court from the entire record in this matter that:

1. **CHESTER PHILLIP CORNETT** died testate on September 1, 2021, at the age of Sixty-Nine (69) years as a resident of Montgomery County, Tennessee.

2. The paper writing dated January 5, 2017, is the Last Will and Testament of **CHESTER PHILLIP CORNETT**. Said Will was executed in the presence of Irene Boduc and Karen A. Henderson, and contains a self-proving affidavit in accordance with Tennessee Code Annotated § 32-2-110. Said Will named **PHILLIP CLAY CORNETT and LORI C. STOTTMAN** as Co-Executors in Item Seven without the requirement of bond, inventory, or settlement.

3. The beneficiaries under such Will are **PHILLIP CLAY CORNETT, LORI C.**

**STOTTMAN,** and **AMANDA SMITH.**

4. **PHILLIP CLAY CORNETT and LORI C. STOTTMAN** have affirmed to the Court that no administration of the Estate of **CHESTER PHILLIP CORNETT** is necessary as the sole asset passing title through the Will is real estate.

5. At the time of his death, **CHESTER PHILLIP CORNETT** owned the following parcels of real estate:

a. Situated in Montgomery County, Tennessee, known as 119½ West Glenwood Drive, Montgomery County, Tennessee 37040, and being designated Map and Parcel No. 066L-D-008.00 by the Assessor of Property for Montgomery County, Tennessee. Said real estate is devised by Item Five of said Will to **PHILLIP CLAY CORNETT and LORI C. STOTTMAN,** subject to a Life Estate devised to **AMANDA SMITH** subject to the following terms and conditions:

(i) **AMANDA** shall have the exclusive right to possession of the property so long as the property constitutes her principal residence which shall be determined by the criteria used by the Internal Revenue Service for defining a principal residence.

(ii) As the life tenant, **AMANDA** is responsible for the payment of property taxes, insurance and basic upkeep on the house and lot while she occupies the premises. In the event that the property is security for any debt, **AMANDA** shall comply with provisions to provide the mortgagee of the property as having an insured interest in the property. **AMANDA** shall provide proof of insurance and proof that taxes have been paid to **CLAY** and **LORI** each year. In the event she should fail to meet any of these conditions by allowing the property taxes to become delinquent, insurance to lapse, or if she fails to maintain the property in good order, such event shall be considered a default.

(iii) In the event that **AMANDA SMITH** marries, this shall be considered a default.

(iv) In the event of default on any of the above-named conditions, the Will directs that the house should be sold by my Executor and the property administered as part of my probate estate. The proceeds from the sale of the house shall be divided as follows: a one-third (1/3) share to **CLAY**, a one-third (1/3) share to **LORI**, and a one-third (1/3) share to **AMANDA**. In the event that **AMANDA'S** death is the event which extinguishes her life estate, the Will directs that the one-third (1/3) share that would otherwise have gone to **AMANDA** shall be distributed to her estate.

(v) The Will specifically grants **AMANDA** an option to purchase the property from **CLAY** and **LORI** at any time during her lifetime or within twelve (12) months of any event of default, which occurs first, and the purchase price shall be the higher of the appraised value as determined by a qualified real estate appraisal or $325,000. The proceeds from such sale shall be divided one-third (1/3) to **CLAY**, one-third (1/3) to **LORI**, and one-third (1/3) to **AMANDA**. This option shall expire at the death of **AMANDA** or twelve (12) months from any event of default, whichever occurs first.

b. Situated in Stewart County, Tennessee, known as 453 Lee Hollow Road, Indian Mound, Tennessee 37079, and being designated Map and Parcel No. 081-003.01 by the Assessor of Property for Stewart, Tennessee. Said real estate is devised by Item Five of said Will to **PHILLIP CLAY CORNETT and LORI C. STOTTMAN.**

c. Situated in Davidson County, Tennessee, known as 457 Janette Ave., Goodlettsville, Tennessee 37072, and being designated Map and Parcel No. 034-13-003.00 by the Assessor of Property for Davidson County, Tennessee. Said real estate is devised by the residuary clause in Item Six of said Will to **PHILLIP CLAY CORNETT and LORI C. STOTTMAN.**

d. Situated in Davidson County, Tennessee, known as 1119 Haysboro Ave., Nashville, Tennessee 37216, and being designated Map and Parcel No. 061-03-192.00 by the Assessor of Property for Davidson County, Tennessee. Said real estate is devised by the residuary clause in Item Six of said Will to **PHILLIP CLAY CORNETT and LORI C. STOTTMAN.**

6. The Petitioners affirm to the Court that **CHESTER PHILLIP CORNETT** was not a recipient of benefits from the State of Tennessee Bureau of TennCare. A Release from the Bureau of TennCare has been previously filed with this Court.

It is therefore, ordered, adjudged and decreed that the paper writing dated January 5, 2017, is admitted to probate for the limited purpose of establishing a muniment of title to real estate and that there shall not be any administration of the estate and no issuance of Letters Testamentary.

It is further ordered that the Clerk of the Court shall file and record the Last Will and Testament of **CHESTER PHILLIP CORNETT** for the sole purpose of establishing a muniment of title to the real and other property of the late **CHESTER PHILLIP CORNETT.**

Entered this the 24 day of January, 2022.

/s/ Michael W. Dale
CLERK & MASTER

Approved for entry,

**HARVILL ROSS, PLLC**

By: _____
Stanley M. Ross, BPR #026564
Attorney for Petitioners
107 N. Third Street
Clarksville, TN 37040
(931) 572-0700

State of Tennessee

County of Montgomery

Case No. **MC CH CV PB 22 - 0000032**

I, Michael W. Dale., Clerk and Master of Montgomery County, Tennessee, hereby certify that the attached foregoing copy of the **ORDER ADMITTING WILL TO PROBATE FOR THE LIMITED PURPOSE OF ESTABLISHING MUNIMENT OF TITLE** filed on **24th day of January, 2022**. In the cause of

**CHESTER PHILLIP CORNETT, DECEASED**

has been compared and is certified by me as a full, true and correct copy of the original on file in my office and in my custody.

In testimony whereof, I have here unto set my hand and affixed the seal of the court on **24th** day of **January** ,20 **22** .

Chancery Court
Clerk And Master
Michael W. Dale

By:_____
Deputy Clerk

CHANCERY COURT MONTGOMERY COUNTY, TENN.

Connie E. Gunnett, Register
Montgomery County Tennessee

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|---|---|---|---|
| Rec #: | 543286 | Instrument #: | 1360480 |
| Rec'd: | 25.00 | Recorded | |
| State: | 0.00 | 1/25/2022 at | 12:10 PM |
| Clerk: | 0.00 | in Volume | |
| Other: | 2.00 | | 2181 |
| Total: | 27.00 | | PGS 556-560 |

HR

Derek Earhart, Register
Stewart County Tennessee

| | | | |
|---|---|---|---|
| Rec #: | 51877 | Instrument #: | 63711 |
| Rec'd: | 25.00 | Recorded | |
| State: | 0.00 | 1/27/2022 at | 2:53 PM |
| Clerk: | 0.00 | in Record Book | |
| Other: | 2.00 | | 266 |
| Total: | 27.00 | | PGS 302-306 |