THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard, PLLC
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 812796 **DEEDWARR**
03/01/2022 09:27:56 AM 12 pgs
Fees: $62.00 Taxes: $0.00

20220301-0022874

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

Bunnie Burkett, Executor

Subscribed and sworn to before me, this 16 day of February 2022.

NOTARY PUBLIC

My Commission Expires: 4/8/2023

AMY MURPHY NOTARY PUBLIC DAVIDSON COUNTY

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Patricia Deville 302 Autumn Chase Drive Nashville, TN 37214	New Owner	084040A30200CO

WHEREAS, Peggy Jean Milligan ("Decedent", a/k/a Peggy J. Milligan) died testate as a resident of Davidson County, Tennessee. Decedent's Last Will and Testament, dated May 17, 2016 ("Will", attached as **Exhibit 1**), was admitted to probate under Docket Number 20P2042 in the Seventh Circuit Court of the Twentieth Judicial District (Davidson County, Tennessee), by order of December 17, 2020 (attached as **Exhibit 2**);

WHEREAS, by entry of the same Order, Bunnie Burkett was appointed as the Executor ("Grantor" or "Executor", *a/k/a* Personal Representative) of Decedent's estate and subsequently the Probate Court Clerk issued Letters Testamentary to her (attached as **Exhibit 3**);

WHEREAS, pursuant to the Will, Decedent devises the ownership of her residence and real estate to Patricia DeVille ("Beneficiary"); and

WHEREAS, Bunnie Burkett, in her capacity as Executor of Decedent's estate, hereby conveys Decedent's right, title, and interest in certain real property ("Property") located in Davidson County, Tennessee, commonly known as **302 Autumn Chase Drive, Nashville, TN 37214**, and more specifically described as follows:

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of Autumn Chase Condominiums, a horizontal property regime established by Master Deed, of record in Book 7718, page 418, Register's Office for said County, said unit being depicted on the condominium Site Plan attached as Exhibit A to the aforementioned Master Deed, and being located on the Plan of Autumn Chase Condominiums of record in Plat Book 6900, page 609, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy J. Milligan, an unmarried woman, by Warranty deed from Leroy L. Brown and Richard L. Brown, both unmarried, of record in Instrument No. 20181031-0107750 Register's Office for Davidson County, Tennessee, dated October 30, 2018, and recorded on October 31, 2018.

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 Beneficiary;

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 Beneficiary.

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 Property with full benefit of the Executor's warranties to the maximum extent that he/she can or should do as Executor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this, the 16 day of February 2022.

Bunnie Burkett

Bunnie Burkett, Executor for the Estate

THE REST OF THIS PAGE IS INTENTIONALLY BLANK AND WILL BE FOLLOWED BY A NOTARY BLOCK ON THE NEXT PAGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, in and for the said county and state, the within named Bunnie Burkett, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of February 2022.

Amy Murphy
Notary Public

My Commission Expires: 4/8/2023

AMY MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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FILED

DEC 17 2020

RICHARD R. ROOKER Clerk
By: _____ Dep.

LAST WILL AND TESTAMENT

OF

20P2042

PEGGY JEAN MILLIGAN

I, **PEGGY JEAN MILLIGAN**, being a resident of Davidson County, Tennessee, do make, declare and publish this my Last Will and Testament, hereby revoking all former Wills and Codicils.

ITEM I

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executrix as soon as practicable after my death. I further direct that my Executrix pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM II

I hereby devise and bequeath to my friend, **TERRY OAKS**, my Italian Couch and Venice Picture. If **TERRY OAKS** should predecease me, then the property I have bequeathed to him shall remain a part of my residual estate.

I hereby devise and bequeath to my niece, **BUNNIE BURKETT**, per stirpes, One Thousand and 00/100 Dollars ($1,000.00) and my solitaire four (4) prong yellow gold ring.

I hereby devise and bequeath to my niece, **KIRSTEN STEWART**, per stirpes, One Thousand and 00/100 Dollars ($1,000.00) and my five (5) diamond cluster yellow gold ring.

Peggy Jean Milligan

[redacted]

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I hereby devise and bequeath to my neice, **PATRICIA DEVILLE,** any real property that I may own at the time of my death, as well as all of my stocks, my 15 European cut diamond ring and the rest and residue and remainder of my estate, including all of my property, real, personal and mixed, in fee simple and absolutely, including any bonds or insurance on my life, not payable to any specific beneficiary. If my niece, **PATRICIA DEVILLE** should predecease me, then her share shall be divided equally between my nieces, **BUNNIE BURKETT** and **KIRSTEN STEWART**, per stirpes.

ITEM III

I hereby authorize my Executrix to make deeds or bills of sale to the purchaser conveying titles to any and all property without the necessity of Court approval, and further authorize that my Executrix perform without the necessity of placing a bond.

I direct pursuant to Tenn. Code Ann. § 31-2-103 that any interests in real property which I may own at my death be administered as part of my estate subject to the control of my personal representative, who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of my personal representative, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may or might result from any acts of my personal representative in the premises.

Any real property I own at the time of my death is to be administered as a part of my probate estate subject to the control of the Executrix for purposes of administration, as authorized by Tennessee Code Annotated 31-2-103(a). So long as the Executrix serves, the Executrix shall have

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the power over the title to real property as an absolute owner would have, including, but not limited to the power to sell, mortgage, lease or otherwise convey any interest in any real estate without the joinder, consent or approval of any heir, legatee, beneficiary, court or other person, provided that in exercising such power the Executrix shall be acting in a fiduciary, not an individual capacity.

ITEM IV

I authorize my Executrix or any alternate personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this will) are granted even should said statute be amended or repealed at the time of my death.

ITEM V

I appoint, my niece, **PATRICIA DEVILLE** to be the Executrix of this my Last Will and Testament. If **PATRICIA DEVILLE**, is unable or unwilling to serve then I appoint my niece, **BUNNIE BURKETT,** to serve as my Executrix of this my Last Will and Testament. I direct that no bond or other security be required of my said Executrix/Executrix for the faithful performances of their duty as such.

ITEM VI

Should any of my heirs, devisees or legatees seek to contest my Will or disturb my Executrix and trustees by suit or otherwise in the lawful exercise of their authority, such devisee or legatee shall thereby forfeit any claim to any part of my estate.

Peggy Jean Milligan

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IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of five (5) typewritten pages, and for the purpose of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 17th day of May, 2016, at Nashville, Tennessee.

Peggy Jean Milligan
PEGGY JEAN MILLIGAN

Signed, sealed, published and declared by the Testatrix, **PEGGY JEAN MILLIGAN**, to be her last will and testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Signature
Martha Cone Peek
Written Name
4205 Gallatin Rd
Address
Nashville, Tn. 37216
City, ST

Signature
Amanda Pedigo
Written Name
4205 Gallatin RD
Address
Nashville, TN 37216
City, ST

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AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testatrix, **PEGGY JEAN MILLIGAN**, on this the 17 day of May, 2016, declared and signified to us the foregoing signed said instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the foregoing instrument, **PEGGY JEAN MILLIGAN**, was more than 18 years of age and we believed her to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testator on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testator for proof as to the execution of said Will.

AFFIANT **AFFIANT**

Sworn to and subscribed before, me this the 17 day of May, 2016.

NOTARY PUBLIC

KAREN BURNETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Comm. Exp. 12/6/16.

THIS DOCUMENT WAS PREPARED BY:
BECK & BECK ATTORNEYS, PLLC
4205 Gallatin Road
Nashville, TN 37216
(615) 226-9000

PAGE 5 OF MY LAST WILL AND TESTAMENT

Peggy Jean Milligan

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

IN RE: THE ESTATE OF PEGGY JEAN MILLIGAN, Deceased.	)))	**No. 20P2042**

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

This cause came to be heard this the 17th day of December 2020, before the Honorable Randy Kennedy, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition and Amended Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Patricia Deville and Bunnie Burkett, Co-Petitioners. Based upon the unopposed Petition, a review of the record as a whole, the Court finds the Petition to be 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 May 17, 2016, 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 May 17, 2016, shall be admitted for the purpose of probate. Notice to Creditors shall be given by the Clerk of the Court through publication or as otherwise required by law.

[redacted]

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It is, further, **ORDERED** that Co-Petitioner, Patricia DeVille has declined her nomination to serve as the Executor and, Co-Petitioner Bunnie Burkett, the nominated successor, shall be appointed Executrix of the Estate of Peggy Jean Milligan. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirements of posting a Bond is waived pursuant to the provisions of the Decedent's Last Will and Testament. Executor shall file an Inventory within Sixty (60) days from the date of entry of this Order. Executor will file interim, annual and final Accountings and Status Reports as required by law and local rules.

It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED**.

ENTERED this 17 day of Dec 2020.

HONORABLE RANDY KENNEDY

APPROVED FOR ENTRY:

Jennifer Sheppard (024699)
Adam Barber (031014)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212
(615) 800-7096 Office
jsheppard@mhpslaw.com
abarber@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 via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated:

Patricia Deville
302 Autumn Chase Drive
Nashville, TN 37214

Bunnie Burkett
321 Scott's Creek Place
Hermitage TN 37076

Kirsten Stewart
224 Pennsylvania Ave
Lebanon, TN 37087

Terry Oaks
812 Boscobel Street
Nashville, TN 37206

this 17th day of December 2020.

Jennifer Sheppard

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **BUNNIE BURKETT** DOCKET NO: **20P2042**

It appearing to the Court that ***PEGGY JEAN MILLIGAN*** *has died leaving a written Will in which you are appointed* ***Executrix*** *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 ***BUNNIE BURKETT****, 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 ***October 20th, 2021****.*

RICHARD R. ROOKER, Clerk

_____ D.C.

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 **BUNNIE BURKETT** as **Executrix** of the estate of **PEGGY JEAN MILLIGAN**, deceased, and I do further certify that **BUNNIE BURKETT** is still acting **Executrix** of the estate of **PEGGY JEAN MILLIGAN** 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 20 day of OCTOBER, 20 21.

RICHARD R. ROOKER, Clerk

_____ D.C.

[redacted]