Karen Johnson Davidson County
Batch# 814068 ORDER
03/02/2022 02:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220302-0023852

IN THE SEVENTH CIRCUIT COURT FOR THE STATE OF TENNESSEE
20TH JUDICIAL DISTRICT, NASHVILLE, DAVIDSON COUNTY
PROBATE DIVISION

IN THE ESTATE OF:	)	
	)	
JOE WAYNE KELLER,	)	**No. 21P- 2051**
	)	
Deceased.	)	

ORDER ADMITTING WILL TO PROBATE
TO ESTABLISH MUNIMENT OF TITLE TO PROPERTY

This Cause came to be heard on January 20, 2022 before the Honorable **RANDY KENNEDY** upon the Petition of **Shirley Ann Keller**, pursuant to **Tenn Code Ann. § 32-2-111**, to admit to probate the Last Will and Testament of JOE WAYNE KELLER, deceased, for the purpose of establishing muniment of title to personal property, and the real property interest of the deceased.

All interest parties having been given Notice of the hearing, and no Objection or other response having been filed.

Based upon the affidavits of the attesting witnesses to the Will, **Teresa Harper**, and **William Payne**, the verified Petition filed in this cause, the statements and argument of counsel, and the Record as a whole, the Court finds that the instrument presented to the Court should be admitted to probate as the Last Will and Testament of, JOE WAYNE KELLER, for the purpose of establishing a muniment of title to the personal property and the deceased's interest in real property described in the Petition.

It is therefore ORDERED that the Last Will and Testament of JOE WAYNE KELLER be admitted to probate, without administration, for the purpose of establishing

a muniment of title to a 1987 Cadillac, Seville automobile, and real estate located in Davidson County, and further described on **Exhibit "A"** attached hereto.

It is Further ORDERED that the title to the said personal property and real property interest of the deceased shall vest in **Shirley Ann Keller**.

Entered this 20TH day of January, 2022.

RANDY KENNEDY, Judge

Approved for Entry:

Leroy Johnston Ellis, IV
Attorney for Petitioner, BPR No. 17968
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
e-mail: Johnny@LJELAW.com
Fax: (615) 847-2021
Phone: (615) 847-2000

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing document has been mailed via first class U.S. Mail postage prepaid, to the following parties:

Kimberly Keller
60 Lester Ave. Apt. #905
Nashville, TN. 37210-4252

Joe W. Keller, II
212 Northwoods Drive
White house, TN. 37188-8021

This the 20th day of January, 2022.

Leroy Johnston Ellis, IV

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being land in the 11TH Civil District of Davidson County, Tennessee, formerly the 19TH , and described according to an unrecorded plan of B.F. Bixler, made by John Wilkes, Engineer made May 27TH 1929, as follows:

Beginning at a point 1250 feet East of Hankins Street on the Northerly side of Old Hickory Boulevard, and running with said Old Hickory Boulevard 100 feet Easterly to a point; thence Northerly and parallel with said Hankins Street 225 feet to a dead line; thence with said dead line and Westerly 100 feet to a 50 foot street; thence with the East margin of said 50 foot street and Southerly 225 feet to the place of Beginning.

The above description being Lot No. 48, and the Southerly 25 feet of Lot No. 59 of said Plan.

Being all the same property conveyed to Paul V. Keller and wife Ada A. Keller by Deed from Opha R. Bixler, unmarried, recorded October 4, 1946 and of record in Book 1417, page 398, Register's Office for Davidson County, Tennessee. The said Paul V. Keller having died leaving his wife, Ada V. Keller as the surviving tenant by the entireties. Ada V. Keller, (a/k/a "Ada Keller") having died, Testate in Davidson County, Tennessee, Probate Case #10P-150, and devised the herein described property to Linda P. Barrett, and Joe Keller, (a/k/a Joe Wayne Keller), as shown in Article III of her last Will and Testament, a copy of which is of record as Instrument #20120814-0072576, said Register's Office.

Included in the above description but excluded from this transfer is the property conveyed to the State of Tennessee for State Hwy. 45, shown of record in Book 4083, page 70, said Register's Office.

This property known as: 705 Old Hickory Blvd., Madison, TN. 37115

Parcel ID: **043 14 0 023.00**
Send Property Tax Bills to:

Shirley Ann Keller &
Linda P. Barrett
324 Rayon Drive
Old Hickory, TN. 37138

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. **21P2051**.

ESTATE OF: JOE WAYNE KELLER.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 20th day of January in the year Two Thousand and twenty-two.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the original version of the Electronic document tendered for registration herewith and that this Electronic document is a True and Exact copy of the Original document executed and authenticated according to law on Jan 20 2022.

Leroy Johnston Ellis, IV, Affiant

02/24, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 24 day of February, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com