Karen Johnson Davidson County
Batch# 825089 DEEDQC
03/18/2022 02:23:49 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20220318-0031826

This instrument prepared based on information provided by the parties and not independent verification by:
C. Michael Robinson
1215 7th Avenue N.
Nashville, TN 37208

NEW OWNER:
Darrell Thomas
1120 Greenfield Ave
Nashville, TN 37216

SEND TAX BILLS TO:
Darrell Thomas
1120 Greenfield Ave
Nashville, TN 37216

MAP & PARCEL NUMBER
072 03 0 278.00

EXECUTOR'S DEED

This deed made on the 18th day of March, 2022 by Darrell Thomas, Executor of the Estate of Darrell A. Thomas, deceased, by the power conferred by The Last Will and Testament of Darrell A. Thomas (attached hereto as Exhibit A) and the Seventh Circuit Court for Davidson County, Tennessee; Probate Division in case number 20P1901, as evidenced by the Order on Petition to Admit Last Will and Testament to Probate (attached hereto as Exhibit B) ~~and the Letters Testamentary issued to Darrell Thomas (attached hereto as Exhibit C)~~ and every other power, in consideration of Zero Dollars, and other good and valuable consideration, the receipt of which is acknowledged, does convey, warrant, and quitclaim to **Darrell Thomas**, an unmarried individual, of 1120 Greenfield Ave Nashville, TN 37216 real property located in the County of Davidson, State of Tennessee, more particularly described as follows:

> Being the Westerly one-half of Lot number 94, on the Plan of Inglewood Place, as of record in Book 332, Page 101, Registers Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.
> Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667), by deed dated January 12, 1992 and recorded in Book 8538 page 884, office of the Register, County of Davidson, State of Tennessee.
> Being the same property conveyed to Darrell A. Thomas and wife, Deborah M. Thomas, from Henry G. Cisneros, Secretary of Housing and Urban Development, by deed dated February 22, 1993 of record in Book 8872, Page 360, office of the Register, County of Davidson, State of Tennessee.
> Deborah M. Thomas having predeceased Darrell A. Thomas.
> This is improved property known as 1120 Greenfield Ave Nashville, TN 37216.

together with all the rights of the decedent in fee simple absolute.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other

easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 18th day of March, 2022.

DARRELL THOMAS, EXECUTOR

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **DARRELL THOMAS, EXECUTOR,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 18th day of March, 2022.

KORTNEY CORLEW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: January 8, 2024

The actual consideration or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

DARRELL THOMAS, EXECUTOR

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 18th day of March, 2022

KORTNEY CORLEW STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVI...

NOTARY PUBLIC

My Commission Expires: January 8, 2024

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20P1901

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Will

OF

DARRELL ARNAZ THOMAS

I, **DARRELL ARNAZ THOMAS**, 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 Executor as soon as practicable after my death. I further direct that my Executor 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 bequeath to my son, **DARRELL J. THOMAS**, per stirpes, 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 he survives me. In the event that **DARRELL J. THOMAS** predeceases me, I bequeath to my sister, **MARION J. SMITH**, per stirpes, all of my property, real, personal and mixed, in fee simple and absolutely, including any bonds or

Darrell A. Thomas

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insurance on my life, not payable to any specific beneficiary.

ITEM III

I hereby authorize my Executor 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 Executor perform without the necessity of placing a bond.

ITEM IV

I authorize my Executor 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 son, **DARRELL J. THOMAS**, to be the Executor of this my Last Will and Testament and nominate my sister, **MARION J. SMITH**, as Executrix if **DARRELL J. THOMAS** is unable to serve. I direct that no bond or other security be required of my said Executor for the faithful performances of their duty as such. I also direct that no inventory or annual accountings be required of my said Executor.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of four (4) typewritten pages, and for the purpose of identification, I

Darla A. Thomas

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have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 9th day of March, 2019 at Nashville, Tennessee.

Darrell A. Thomas

DARRELL ARNAZ THOMAS, TESTATOR

Signed, sealed, published and declared by the Testator, **DARRELL ARNAZ THOMAS**, to be his Last Will and Testament in the presence of all of us at one and the same time, and we, at his request and in his 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 Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Carson W. Beal	Erica Duggan
Print Name	Print Name
Signature	Signature
4205 Gallatin Road	4205 Gallatin Rd.
Address	Address
Nashville, TN 37216	Nashville, TN 37214
City, ST	City, ST

COPY

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AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testator, **DARRELL ARNAZ THOMAS**, on this the 8th day of March, 2019 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, **DARRELL ARNAZ THOMAS**, 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 8th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

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

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IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re Estate of:)
Darrell A. Thomas) **Docket Number:** 20P1901

ORDER ON PETITION TO ADMIT LAST WILL AND TESTAMENT TO PROBATE

This cause came to be heard on the 10th day of December, 2020, before the Seventh Circuit Court of Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate submitted to this Honorable Court by Darrell Thomas (hereinafter "the Petitioner"), in the Estate of Darrell A. Thomas.

Based upon an examination of the Petition, its exhibits, and the entire record herein this cause, the Court finds as follows:

1. That Darrell A. Thomas (hereinafter "the Decedent") died on April 21, 2020 at the age of Sixty-Four (64).
2. That the Decedent was widowed and not married at the time of his death.
3. That the Decedent had one child, the Petitioner, Darrell Thomas, whose address is 5515 Scruggs Ln Apt 209 Nashville, TN 37207.
4. That the Decedent was a resident of Nashville, Davidson County, Tennessee and resided at 1120 Greenfield Ave Nashville, TN 37216.
5. That the Decedent died leaving a paper writing as his *Last Will and Testament.*
6. That the *Last Will and Testament* was duly executed by the Decedent on 8th day of March 2019.
7. That Petitioner presented the true *Last Will and Testament* to the Court.
8. That the *Last Will and Testament* properly signed by the Decedent and properly witnessed on

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the 8th day of March 2019 is admitted to probate as the valid *Last Will and Testament* of the Decedent.

9. That, pursuant to Item V of the Decedent's *Last Will and Testament,* the Petitioner was named to serve as Executor of the Decedent's Estate.
10. That the Petitioner is ready, willing, and is qualified to administer the Decedent's Estate, and shall be appointed the administrator of the Decedent's Estate.
11. That the Decedent left a probate estate of sufficient size to be administered.
12. That the Petitioner is the sole beneficiary of the Decedent's *Last Will and Testament* pursuant to Item II and is entitled to notice of this probate proceeding.
13. That Item V of the Decedent's *Last Will and Testament* waives the requirement of bond.
14. That Item V of the Decedent's *Last Will and Testament* waives the requirements for making and filing any inventory or accounting to the extent permitted by law.
15. Pursuant to Tenn. Code Ann. § 71-5-116, the Executor shall obtain and file with the Clerk of this Court a release from the Tennessee Bureau of TennCare within sixty (60) days.

Based on the above findings, as well as the entire record of this cause, it is therefore **ORDERED, ADJUDGED AND DECREED** that said paper writing is the true and whole *Last Will and Testament* of the Decedent and the same is hereby admitted to probate as such, and the Clerk of the Court is directed to file and record the same immediately.

It is further **ORDERED, ADJUDGED AND DECREED** that the Petitioner, Darrell Thomas, is hereby appointed Executor of the Decedent's Estate without necessity of bond.

It is further **ORDERED, ADJUDGED AND DECREED** that the Clerk of the Probate Court of Davidson County, Tennessee administer the oath to the Petitioner and otherwise issue Letters Testamentary to the Petitioner.

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It is further **ORDERED, ADJUDGED AND DECREED** that the filing of an inventory is waived and that the filing of accountings is further waived.

It is further **ORDERED, ADJUDGED AND DECREED** that Notice shall issue to creditors as required by Tenn. Code Ann. § 30-2-306.

It is further **ORDERED, ADJUDGED AND DECREED** that Petitioner shall obtain and submit to the Court a release from the Tennessee Bureau of TennCare as required by Tenn. Code Ann. § 71-5-116.

It is further **ORDERED, ADJUDGED AND DECREED** that all other matters are reserved pending further orders of the Court.

IT IS SO ORDERED.

ENTERED this the 10th day of December 2020.

JUDGE RANDY KENNEDY

APPROVED FOR ENTRY:

HARRINGTON LAW OFFICE

C. MICHAEL ROBINSON **#35301**
Attorney for the Petitioner
Temporary Office Address
223 Carden Ave
Nashville, Tennessee 37205
Telephone: (615) 320-9977
Facsimile: (615) 320-9929

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 21st day of October, 2020, a true and exact copy of the foregoing *Order* has been forwarded via email to the following individuals: **Darrell Thomas**, 5515 Scruggs Ln Apt 209 Nashville, TN 37207.

C. MICHAEL ROBINSON