Karen Johnson Davidson County
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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 OF MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **22P185**.

ESTATE OF: NOVICE FRANKLIN WRAY

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 16th day of March in the year Two Thousand and twenty-two.

RICHARD R. ROOKER, Clerk

By: _____ Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

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

In Re:	)	
	)	**No. 22P185**
ESTATE OF NOVICE FRANKLIN WRAY,	)	
DECEDENT	)	

ORDER TO PROBATE THE LAST WILL AND TESTAMENT OF NOVICE FRANKLIN WRAY TO ESTABLISH A MUNIMENT OF TITLE TO REAL ESTATE

Based upon the information contained with the Petition and related documents filed by **Joe Duane Wray**, and for good cause shown the Court finds as follows:

1. That the late **Novice Franklin Wray** (the "Decedent") passed away in Madison (Davidson County), Tennessee, on April 29, 2021, at the age of 96.

2. That the Decedent was a resident of Davidson County, Tennessee, at the time of his demise.

3. That the Decedent left a duly executed Last Will and Testament dated May 29, 1968, to which Jane Cooper and William Lee Corbett were witnesses (a copy of which is attached hereto and incorporated herein by reference as **Exhibit "A"**).

4. That even though no affidavit of the subscribing witnesses was appended to the Last Will and Testament and both said witnesses are either now deceased or otherwise unavailable, the Decedent's Last Will and Testament is proved in accordance with applicable law by sworn Affidavits of Decedent's two (2) adult children and by sworn Affidavits of two (2) persons who were friends and close acquaintances of Decedent's with all of said sworn Affidavits having been submitted with the Petition.

5. That pursuant to the section of the Decedent's Last Will and Testament denoted as "SECOND," the Decedent gives, bequeaths and devises all assets owned by him at the time of his demise to his "beloved wife, MABEL PETRIE WRAY, of the City of Madison, State of Tennessee, if living at the time of my death, for her sole and absolute use forever" and "in the event that she shall not survive me, then to my beloved children, JOE DUANE WRAY and WILLIAN FRANKLIN WRAY, share and share alike for their sole and absolute use forever."

6. That the Decedent's beloved wife, the late Mabel P. Wray, passed away on December 28, 2012, and, thereby, predeceased the Decedent.

7. That at the time of his demise, the Decedent owned certain real property located at 614 Ronnie Road, Madison (Davidson County), Tennessee (more specifically described in **Exhibit "B"** attached hereto and incorporated by reference and referred to herein as the "Property") having acquired sole ownership in and to the Property by right of survivorship upon the demise of his wife, the late Mabel P. Wray, on December 28, 2012.

8. That William Franklin Wray and Willian Franklin Wray (as his name is mis-spelled within the Decedent's Last Will and Testament) are one and the same person.

9. That pursuant to the section denoted as SECOND of the Decedent's Last Will and Testament Joe Duane Wray and William Franklin Wray are the devisee beneficiaries of the Property.

Accordingly, it is, therefore, **ORDERED, ADJUDGED,** and **DECREED** as follows:

1. That the paper writing described herein and dated as of May 29, 1968, is the true and whole Last Will and Testament of the Decedent and the same is hereby admitted to probate as such;

2. That the Decedent's Last Will and Testament (a copy of which is attached hereto as **Exhibit "A"**) be admitted to probate for the limited purpose of establishing a muniment of title pursuant to T.C.A. § 32-2-111 in and to the Property (as described on **Exhibit "B"** attached hereto) for the benefit and in the names of Joe Duane Wray and William Franklin Wray, as tenants in common, and

3. That a certified copy of this Order (with **Exhibit "A"** and **Exhibit "B"** attached) may be recorded in the Office of the Register of Deeds for Davidson County, Tennessee to further evidence the transfer of title to and the ownership of the Property by Joe Duane Wray and William Franklin Wray, as tenants in common.

It is further **ORDERED, ADJUDGED and DECREED** that the necessity of granting letters testamentary is waived and that no formal administration of this Estate is required.

It is further and finally **ORDERED** that this matter shall be and is hereby closed without further Order.

ENTER this 24th day of March 2022.

Elizabeth A Johnson
Probate Master/Circuit Court Judge

APPROVED FOR ENTRY:

DAVIS LAW GROUP, PLLC

By: _____
Randle S. Davis, Esq., BPR #11263

103 Wexford Hall
Hendersonville, TN 37075
Ph: 615-822-4875
Fax: 615-242-4214

Exhibit "A"

LAST WILL & TESTAMENT
Novice Franklin Wray

22P185

FILED
MAR 24 2022
RICHARD R. ROOT, Clerk
By _____ Depty.

LAST WILL AND TESTAMENT

OF

NOVICE WRAY

KNOW ALL MEN BY THESE PRESENTS, that I, NOVICE WRAY, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all former Wills and Codicils heretofore by me at any time made.

FIRST: I direct that all my just debts, including the expenses of my last illness and funeral and the expenses of the administration of my estate, be paid by my Executrix, hereinafter named, as soon after my demise as lawfully and conveniently may be done, and expressly direct that any and all estate, succession, inheritance, transfer and all other taxes or levies be paid by my Executrix out of and chargeable to my said estate.

SECOND: I hereby GIVE, DEVISE and BEQUEATH all of my property, real, personal and mixed, wheresoever situated, including any and all powers of which I may die seized or possessed and in which I may have an interest at the time of my death, to my beloved wife, MABEL PETRIE WRAY, of the City of Madison, State of Tennessee, if living at the time of my death, for her sole and absolute use forever, but in the event that she shall not survive me, then to my beloved children, JOE DUANE WRAY and WILLIAN FRANKLIN WRAY, share and share alike for their sole and absolute use forever. For the purposes of this Will a person shall not be deemed to have survived me, if such person dies within sixty (60) days of the date of my death.

FOURTH: In the event my said wife shall not survive me and I shall die leaving lawful minors surviving me, I do hereby

NOMINATE, CONSTITUTE and APPOINT Mr. and/or Mrs. Frank Petrie NFW of the City of Clifty, State of Kentucky. NFW as the Guardian of said minor children and the estate of said minor children. It is my wish that the Guardian thus appointed have full rights as such to determine how the estate of said minor children shall be used for the benefit of said minor children.

FIFTH: I do hereby NOMINATE, CONSTITUTE and APPOINT my beloved wife, MABEL PETRIE WRAY as Executrix of this my Last Will and Testament, if she survives me and direct that no bond be required of her for the performance of her duties as Executrix.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this, my Last Will and Testament, this the 29 day of May, in the year of our Lord, nineteen hundred and sixty-eight.

Novice F. Wray
NOVICE WRAY
NFW

The foregoing instrument was on the day and month of the date hereof, signed, sealed, published and declared by this said NOVICE WRAY, the Testator named therein, as and for his Last Will and Testament, in the presence of us, who at the same time, at his request, in his presence and in the presence of each other, hereunto subscribe our names as witnesses thereto, and we attest to the sound and disposing mind of the said Testator and to the performance of the aforesaid act of execution at Nashville, Tennessee.

[signature] residing at [illegible].

W. Lee Cornett residing at Nashville, Tennessee

Second page of my 2 page Will (NFW)

Exhibit "B"

PROPERTY DESCRIPTION

614 Ronnie Road
Madison, TN 37115

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

Being Lot No. 101 on the Plan of Section I, Madison Meade, of record in Book 2854, page 2, Register's Office for said County.

Said Lot No. 101 fronts 142 feet of the east side of Ronnie Road and runs back 165.57 feet on the south line and 255 feet on the north line to a dead line which is a broken line on which it measures 186.74 feet.

This is improved property otherwise known as 614 Ronnie Road, Madison, Tennessee 37115.

Being the same property conveyed to Novice F. Wray and wife, Mabel Wray, by Warranty Deed from E. Graves Pate and wife, Frieda H. Pate, dated May 14, 1959, and recorded on May 18, 1959, in Book 2906, Page 171, said Register's Office. The said Mabel Wray having subsequently passed away on December 28, 2012, leaving Novice F. Wray as the surviving tenant by the entirety and, thereby, the sole owner of the property.