THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(D).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Nancy B. Gannon 311 Bowwood Drive Nashville, TN 37217	SAME	069 03 0 036.00

Karen Johnson Davidson County
Batch# 830576 DEEDQC
03/29/2022 12:15:32 PM 10 pgs
Fees: $52.00 Taxes: $0.00

20220329-0036223

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **William K. Nelms, III**, the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of the Estate of Vera York Barrett Williams, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 21P-1272, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament, a certified copy of which being attached hereto as Exhibit B, which was duly admitted to probate in Davidson County, Tennessee and recorded in the Probate Court Clerk's Office for said County, hereby releases, remises forever, and quitclaims unto **Nancy B. Gannon** all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee being the southerly one-half of Lot No. 26, Section GG, on the Plan of Fairview, not of record, described according to a survey by Blanchard & Parrish, Surveyors, as follows:

Said southerly one-half of Lot No. 26, Section GG, fronts 50 feet on the west side of Milford Road and runs back between parallel lines, 500 feet.

Being the same property conveyed to Thomas Wesley Williams, now deceased, from Mattie L. Williams by quitclaim deed recorded in Book 8726, Pages 329-330 in the Register's Office for Davidson County, Tennessee and subsequently conveyed by the Executor of the Estate of Thomas Wesley Williams to the Estate of Vera York Barrett Williams by quitclaim deed recorded concurrently with this instrument.

Thomas Wesley Williams died testate on December 18, 2019 and left the entirety of his estate, including the real property described herein, to his spouse, Vera York Barrett Williams, who subsequently died testate on March 25, 2021. The purpose of this deed is to reflect that the real property described herein is being transferred first to the Estate of Vera York Barrett Williams, docket #21P-1272, and subsequently to Nancy B. Gannon, who is the sole beneficiary of the Estate of Vera York Barrett Williams.

This is improved property known as 3911 Milford Road, Nashville, Tennessee 37218.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 24th day of March, 2022.

William K. Nelms, III (TRA)

William K. Nelms, III, Executor of
The Estate of Vera York Barrett Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William K. Nelms, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of March, 2022.

My Commission Expires: 5/7/24

Tiffany Beckman

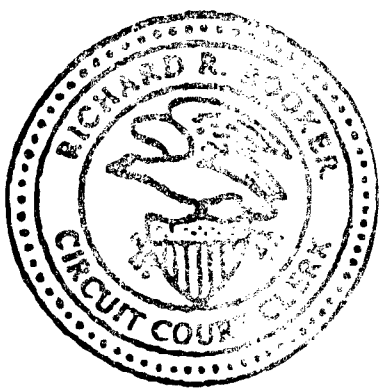
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LETTER RECORDED heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 05 day of AUGUST, 2021, in Docket Number 21P1272, IN RE: WILLIAMS, VERA YORK BARRETT ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 18 day of JANUARY in the year 2022 and in the 245 year of American Independence.



[SEAL]

RICHARD R. ROOKER, Clerk,

By: _____

Deputy Clerk

COPY

EFILED 08/05/21 12:37 PM CASE NO. 21P1272 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **WILLIAM K. NELMS III** DOCKET NO: **21P1272**

*It appearing to the Court that **VERA YORK BARRETT WILLIAMS** has died leaving a written Will in which you are appointed **Executor** 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 **WILLIAM K. NELMS III**, 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 August 9th, 2021.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

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 **WILLIAM K. NELMS III** as **Executor** of the estate of **VERA YORK BARRETT WILLIAMS**, deceased, and I do further certify that **WILLIAM K. NELMS III** is still acting **Executor** of the estate of **VERA YORK BARRETT WILLIAMS** 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 18th day of January, 2022.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

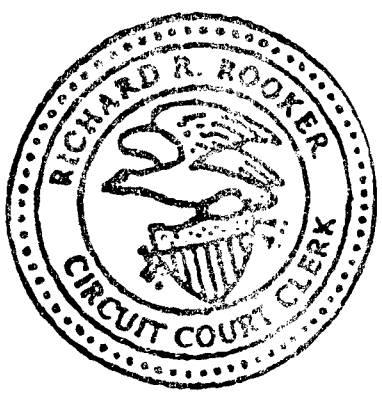
D.C.

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 05 day of AUGUST, 2021, in Docket Number 21P1272, IN RE: WILLIAMS, VERA YORK BARRETT ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 18 day of JANUARY in the year 2022 and in the 245 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: _____
Deputy Clerk

[SEAL]

COPY

EFILED 08/05/21 11:15 AM CASE NO. 21P1272 Richard R. Rooker, Clerk

21P1272 FILED

AUG 05 2021

By: P. Williams D.C. RICHARD R. ROOKER, Clerk Davidson County

LAST WILL AND TESTAMENT OF VERA B. WILLIAMS

I, VERA B. WILLIAMS (a/k/a Vera Barrett Galyon Williams), a resident of Old Hickory, Davidson County, Tennessee, do publish and declare this to be my Last Will and Testament, hereby revoking all prior testamentary instruments.

I. PAYMENT OF DEBTS AND TAXES

I direct that all my matured debts, funeral expenses, expenses of my last illness and for the administration of my estate, and any estate or inheritance taxes that may be imposed by reason of my death, be paid out of my residuary estate by my Executor without proration among the several beneficiaries.

II. BEQUEST OF ALL PROPERTY (TANGIBLE AND INTANGIBLE PERSONAL PROPERTY, REAL PROPERTY AND RESIDUARY ESATE)

(A) I give and bequeath to my husband, Thomas W. Williams, all property owned by me at the time of my death, of every kind and description, and wheresoever situated, including any and all real property.

(B) In the event my husband shall predecease me, then I give and bequeath all property owned by me at the time of my death, including any and all real property, to my niece, Nancy Gannon.

Vera B Williams

VERA B. WILLIAMS

COPY

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(C) If there shall be any disagreement among my beneficiaries regarding the distribution of my estate, then I direct that my Executor shall, in his discretion, choose the manner and method of distribution (including distributions in cash or in kind) and such manner and method so chosen by my Executor shall be binding upon all beneficiaries.

(D) In the event that I shall prepare a handwritten list directing the distribution of certain items of a purely personal and/or sentimental nature to be given to designated individuals, and in the further event that said handwritten list shall be found or discovered with my Will; then, I direct my Executor to utilize and follow said list in the distribution of any specific bequests as set forth therein.

III. APPOINTMENT OF EXECUTOR

(A) I appoint my husband, Thomas W. Williams, to serve as Executor of this my Last Will and Testament. If my husband should for any reason fail or cease to serve as Executor hereunder, then in such event, I appoint my niece, Nancy Gannon, to serve as Alternate Executrix hereunder. (Whenever used in this Will, the term "Executor" shall apply equally to "Executrix".)

(B) I direct that no bond or other security shall be required of any of the above-named fiduciaries for the faithful performance of their duties and further waive the need for the filing of any inventory or accounting with the Court, to the extent that same can be lawfully omitted.

Vera B. Williams

VERA B. WILLIAMS

COPY

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(C) My Executor, in addition to other powers and authority granted by law or necessary or appropriate for proper administration, shall have the right and power to lease, sell, mortgage, or otherwise encumber any real or personal property that may be included in my estate, without order of court and without notice to anyone.

IV. ORDER OF DEATH PRESUMPTION

If any beneficiary and I die under circumstances in which the order of our deaths cannot be factually determined, it must be presumed that I survived the beneficiary.

V. MISCELLANEOUS

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable, where appropriate, to all genders.

Vera B. Williams

VERA B. WILLIAMS

COPY

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IN WITNESS WHEREOF, I, VERA B. WILLIAMS, have hereunto subscribed my name to this, my Will, contained in five (5) pages, including attached Affidavit of Witnesses, on each of which I have subscribed my name in the sight and presence of the undersigned attesting witnesses, who at my request and in my sight and presence, and in the sight and presence of each other, have subscribed their names as attesting witnesses in the City of Nashville, County of Davidson, State of Tennessee, this the 1ST day of October, 2014, and pursuant to Tennessee Code Annotated Section 32-2-110, I request the attesting witnesses to make the Affidavit which is attached to this Will.

Vera B. Williams

VERA B. WILLIAMS

WITNESSES:

COPY

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AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, the undersigned attesting witnesses, after first being duly sworn according to law, make oath or affirm as follows:

1. That VERA B. WILLIAMS signed the foregoing Last Will and Testament on the date shown on the Will, and at the time of such signing, she informed us that she signed it as her Last Will and Testament.

2. That VERA B. WILLIAMS signed this Last Will and Testament when we were both in her sight and presence. Contemporaneously with the signing, she requested us to sign the Will as her attesting witnesses, which we did in her sight and presence and in the sight and presence of each other.

3. That VERA B. WILLIAMS is more than eighteen (18) years of age, and we are both more than eighteen (18) years of age.

4. In our judgement, VERA B. WILLIAMS is legally competent to make this Last Will and Testament.

WITNESS

WITNESS

Sworn to or affirmed and subscribed before me this the 1st day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE O. CRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

VERA B. WILLIAMS