Karen Johnson Davidson County
Batch# 847168 ORDER
04/28/2022 11:17:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220428-0049195

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. **21P2248.**

ESTATE OF: BETTY LEE STINSON

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 28th day of April in the year Two Thousand and twenty-two.

RICHARD R. ROOKER CIRCUIT COURT CLERK

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

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

IN RE:	**Muniment of Title Probate of**	)	
	The Last Will and Testament of	)	**No. 21P-2248**
	Betty Lee Stinson, Deceased	)	

ORDER ADMITTING WILL TO PROBATE FOR MUNIMENT OF TITLE

Based on an examination of the Petition, the decedent's Last Will and Testament, the affidavits of the subscribing witnesses, and the sworn testimony of the Petitioners on the 28th day of April, 2022, the Court finds the following:

1. Decedent was a resident of Davidson County, Tennessee;

2. Decedent died on July 6, 2021;

3. Decedent left a Will dated December 3, 2001, which was properly signed and witnessed.

5. The Last Will and Testament of Betty Lee Stinson, deceased, states::

> "My entire estate shall be distributed to the Trustee of the Living Trust Agreement of Betty C. Stinson."

6. Decedent owned interests in real property described as 6139 Pettus Rd., Antioch, Nashville, Davidson County, Tennessee 37013, and more particularly described in **Exhibit D**, attached hereto. The language of Article III of the Last Will and Testament of Betty Lee Stinson is sufficient to convey this property to the Betty C. Stinson Revocable Living Trust.:

7. Decedent had no personal estate requiring probate and no formal administration is required.

Based on these findings, the Court orders the following:

A. Decedent's Last Will and Testament dated December 3, 2001, be admitted to probate as a muniment of title.

B. The Clerk is directed to file and record Decedent's Last Will and Testament and no formal administration is required.

C. The language of Article III is sufficient to convey decedent's real property described above to the Betty C. Stinson Revocable Living Trust.

D. Cost of this matter is taxed to the Petitioners.

ENTERED this 28th day of April, 2022.

Elizabeth A Johnson
Probate Master, Hon. Elizabeth Johnson

APPROVED FOR ENTRY:

By: s/David H. Wood

John A. Beam, III (BPR #11796)
David H. Wood (BPR #35489)
EQUITUS LAW ALLIANCE, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228
Telephone: 615-251-3131
Facsimile: 615-252-6404

Exhibit D

Land in the 5th Civil District of Davidson County, Tennessee and being described as Tract No. 9 on a survey by John B. Rainey, Surveyor #823, dated August 14, 1978, known as Job No. 78-123, and described as follows;

Beginning at an iron pin set on the westerly margin of Pettus Road, said iron pin being North 33° 28' 41" East 1103.63 feet as measured north-wardly along the westerly margin of said road from the northerly line of the Elmo Murray Potts property of record in Book 4037, page 359, Register's Office for Davidson County, Tennessee; thence leaving the margin of said road North 81° 04' 33" West 1292.50 feet to an iron pin; thence North 89° 11 ' 24" West 502.43 feet to an iron pin; thence South 3° 59' 10" West 150.00 feet to an iron pin; thence North 89° 55' 04" West 1008.29 feet to an iron pin; thence North 86° 00' 50" West 682.76 feet to an iron pin , said iron pin being in the line of the J.R. Culbertson property; thence with the Culbertson's line and a fence North 4° 42' 11" East 138.76 feet to an iron pin set at a fence corner, said iron pin also being in the southerly line of the Gary Militana property of record in book 5059, Page 374, R.O.D.C., Tennessee; thence with Militana's southerly line and a fence South 87° 58' 00" East 73.36 feet to an iron pin set at a fence corner; thence with Militana's easterly line and a fence North 5° 39' 12" East 587.65 feet to an iron pin set at a fence corner; thence with a fence and leaving Militana's line South 86° 09' 21" East 1479.01 feet to an iron pin; thence South 81° 52' 25" East 1399.08 feet to an iron pin set on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33° 28' 41" West 150.00 feet to the point of beginning, containing 23.25 acres, more or less.

Being the same property conveyed to Joe A. Howell and wife, Brenda J. Howell by Installment Deed from Jacey A. Moore, Jr. Of record in Book 5355, page 882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip L. Stinson and wife, Betty C. Stinson, by Warranty Deed from Joe A. Howell and wife, Brenda J. Howell of record in Book 5391, Page 788, Register's Office for Davidson County, Tennessee.

This is unimproved real property located at 6139 Pettus Rd., Antioch, Nashville, Davidson County, Tennessee 37013.