Karen Johnson Davidson County
Batch# 847168 ORDER
04/28/2022 11:17:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220428-0049196

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 0 Old Hickory Blvd.; Antioch, Nashville, Davidson County, Tennessee 37013, and more particularly described in **Exhibit B,** 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 B

Beginning at an iron pin in the south right-of-way of Old Hickory Boulevard; thence South 10 deg. 03 min. West 887 feet to an iron pin; thence North 32 deg. 41 min. West 130.6 feet to an iron pin; thence North 61 deg. 41; West 80 feet to an iron pin; thence South 52 deg. 38 min. West 342 feet to an iron pin; thence south 77 deg. 58 min. West 95 feet to an iron pin; thence North 11 deg. 28 min. East 477.9 feet to an iron pin; thence North 26 deg. 47 min. West 543.5 feet to an iron pin; thence North 11 deg. 02 min. East 134 feet to an iron pin in the south right-of-way of Old Hickory Boulevard; thence with south-right of way South 85 deg. 03 min. Est 54.4 feet to an iron pin; thence along a curve with a radius of 2710 feet a length of 300 feet to an iron pin; thence South 78 deg. 42 min. 30 seconds East 368.85 feet to an iron pin'; thence South 79 deg. 57 min. East 73 feet to the point of beginning, containing 12.5 acres, more or less.

Being the same property conveyed to Woodlawn Construction Co., Inc. By deed from Zelma C. Moran and husband, William T. Moran, Sr., of record in Book 5354, page 640, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip L. Stinson by Warranty Deed from Woodlawn Construction Co., Inc., of record in Book 5473, Page 449, Register's Office of Davidson County, Tennessee.

This is unimproved real property located at 0 Old Hickory Blvd.; Antioch, Nashville, Davidson County, Tennessee 37013;