Karen Johnson Davidson County
Batch# 847168 ORDER
04/28/2022 11:17:28 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220428-0049197

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 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 Pettus Rd., Antioch, Nashville, Davidson County, Tennessee 37013, and more particularly described in **Exhibit C**, 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 C

Land in the 5th Civil District of Davidson County, Tennessee, and shown as Tract No. 10 on an unrecorded suvey of the Jacey A. Moore, Jr. Lands, dated August 14, 1978, and prepared by John B. Rainey, Surveyor, Job No 78 - 123, and descried as follows:

Beginning at an iron pin set on the westerly margin of Pettus Road, said point of beginning being North 33 degrees 28" 41' East 1253.63 feet as measured northwardly 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 degrees 52" 25" West 1479.01 feet to an iron pin in a fence line, said iron pin also being in the line of L.C. Culberson property; thence with Culbertson's line and a fence South 86 degrees 00" 50' East 1016.56 feet to an iron pin; thence leaving said fence and Culbertson's line South 3 degrees 59" 10' West 230.00 feet to an iron pin; thence South 84 degrees 29" 33' 30' East 434.04 feet to an iron pin; thence South 82 degrees 33" 30' East 1505-90 feet to an iron pin on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33 degrees 28" 41' West 150.00 feet to the point of beginning, containing 14.0 acres, more or less.

Being the same property conveyed to Phillip L. Sintsom from Claud Sawnn, Trustee as of record in Book 6971, Page 279, said Register's Office.

Being the same property conveyed to Phillip L. Stinson and wife Betty C Stinson, by Quitclaim Deed, from Phillip L. Stinson, of record in Book 9900, Page 784, said Register's Office.

This is unimproved real property located at 0 Pettus Rd., Antioch, Nashville, Davidson County, Tennessee 37013; and