Karen Johnson Davidson County
Batch# 867732 ORDER
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Fees: $32.00 Taxes: $0.00
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FILED
CLERK & MASTER ROBERTSON CO. TN
MAY 24 2022
AT 12:40 O'CLOCK P M
ROSEMARY T. SPRAGUE JR
BY

IN THE CHANCERY COURT FOR ROBERTSON COUNTY, TENNESSEE

IN RE:	)	
	)	
ESTATE OF BOYD T. RILEY JR.,	)	**NO.** CH22-CV-246
	)	
DECEASED.	)	

ORDER ADMITTING FOREIGN WILL TO PROBATE WITHOUT ADMINISTRATION AND FOR MUNIMENT OF TITLE PURPOSES ONLY

This cause came to be heard on this day before Rosemary T. Sprague, Clerk & Master, pursuant to Petitioner's Petition to Probate Foreign Will Without Administration and For Muniment of Title Purposes Only. Based on the examination of the Petition, Decedent's Last Will and Testament, and the entire record, the Court finds as follows:

1. Decedent. Boyd T. Riley Jr. ("Decedent") died on August 29, 2021, a resident of Cincinnati, Ohio, at the age of 82 years.

2. Will and Original Probate. Petitioner produced before the Court an authenticated copy of the Last Will and Testament of Decedent dated February 11, 1998, consisting of four (4) pages, having the name of Decedent signed thereto, and being subscribed by Tami Dowdy and Alma Nedella as attesting witnesses (the "Will"). The Will is duly signed, witnessed, and attested, and the Petitioner moved that the foregoing authenticated copy of the Will be admitted to probate and recorded by this Court as the Last Will and Testament of Decedent.

3. Foreign Will. It appeared to the Court that Decedent was a resident of Cincinnati, Hamilton County, Ohio at Decedent's death; that Decedent's Last Will and Testament was admitted to probate by the Probate Court of Hamilton County, Ohio on November 22, 2021; that Petitioner qualified as the Ohio Executor of the Estate of Decedent; that Decedent was the owner

of certain real property in Tennessee: and, that it is necessary to admit the Will to probate in Tennessee pursuant to Tennessee Code Annotated § 32-5-110(a).

4. Probate for Muniment of Title Only. The Court finds that there is no personal property of Decedent that requires administration of a probate estate. It is not necessary to appoint a personal representative at this time, and the Will is only being offered for probate for the limited purpose of establishing muniment of title to any real property owned by Decedent in Tennessee. At the time of death, Decedent owned certain real property in Tennessee (the "Properties") as follows:

Parcel 1

2127 West Linden Avenue
Nashville, TN 37212
Parcel ID: 104 15 0 324.00

This parcel is more particularly described as follows:

Being lot No. 2 on the map of J. Leroy Davis' resubdivision of lots 72, 73, 74, 75, and 76 in the plan of Belair, as of record in book 547, page 137, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines, 185 feet to an alley.

Being the same property conveyed to Boyd T. Riley Jr. by deed recorded in Book 10311, Page 335 of the Register of Deeds office for Davidson County.

Parcel 2

J Bourne Road
Adams, TN 37010
Map 029, Parcel 015.00

This parcel is more particularly described as follows:

Beginning at a point in the road, corner to the Metropolitan Life Insurance Company in T.B. Sanford's line, runs thence South 66 poles to the middle of an island in Red River, corner to the Metropolitan Life Insurance Company; thence up Red River with its meanders as follows: North 87 1/2 degrees E. 110 poles, South 70 degrees E. 126 poles, North 81 degrees E. 10 poles, North 52 degrees E. 18 poles, North 37 degrees E. 21 poles, North 24 degrees E. 20 poles, North 18 poles,

North 2 degrees W. 24 poles. North 20 degrees w. 15 poles to a point in said river 6 poles West of a cedar stump, corner to the Nancy Grimes property: thence with said river as follows: North 33 degrees W. 9 poles. North 45 degrees W. 18 poles. North 56 degrees W. 18.5 poles. North 62 degrees W. 15 poles. North 79 degrees W. 39 poles. North 71 degrees W. 42.5 poles. North 62 degrees W. 25 poles. North 18 degrees W. 18 poles to a point in said river, corner to the mill tract of land: thence North 74 degrees W. 13 poles to an elm tree, corner to T. B. Sanford: thence West 9 poles: thence South 46 degrees W. 41 poles to a point in Sanford's line: thence South 42 degrees W. 32 poles: thence South 51 1/2 W. 56 poles to the beginning, containing 204 acres, more or less.

Being the same property conveyed to Boyd T. Riley Jr. by deed recorded in Book 351, Page 78 of the Register of Deeds office for Robertson County.

The Will directs that the residue of Decedent's estate shall be devised to Boyd T. Riley III, Sean T. Riley, and Chris T. Riley, equally as tenants in common.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED that:

1. The duly authenticated copy of the Will, heretofore admitted to probate in Hamilton County, Ohio, is hereby admitted to probate by this Court for the limited purpose of establishing muniment of title to any real estate owned by Decedent in Tennessee under Tennessee Code Annotated §32-2-111 and §32-5-110.

2. Pursuant to the Will, Decedent's interest in the Properties is vested in Boyd T. Riley III, Sean T. Riley, and Chris T. Riley, equally as tenants in common.

3. No personal representative shall be appointed at this time and no Letters Testamentary shall be issued at this time.

4. Notice to the creditors of Decedent's estate pursuant to Tennessee Code Annotated § 30-2-306 is not required at this time.

5. The clerk shall issue a certified copy of the Will and this Order so that such documents can be recorded in the appropriate Register's Office as a muniment of title in accordance with Tennessee Code Annotated §§ 32-2-111 and 32-5-109. Such documents shall be

accepted as proof that title to the Property is vested as described in this Order and shall be of the same effect as if Decedent had executed a valid deed conveying the entirety of Decedent's interest in the Properties to the devisees.

It is so ORDERED.

Entered this 24th day of May, 2022.

Rosemary T. Sprague, Clerk & Master

APPROVED FOR ENTRY:

DAVID H. MAYER (No. 034345)
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
615-742-6200
Attorney for Petitioner

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the foregoing was sent via U.S. Mail to:

Sean T. Riley
521 65th Street
Downers Grove, IL 60515

Chris T. Riley
700 Magnolia Lane
Cranberry Township, PA 16066

This 9th day of May, 2022.

David H. Mayer

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, Rosemary T. Sprague, CLERK and MASTER, do hereby certify that this is a true and correct copy of the original of this instrument filed in this cause

CH22-CV-246

This 24th **day of** May **20** 22

ROSEMARY T. SPRAGUE, CLERK and MASTER

By: _____ **D.C.**

CHANCERY COURT ROBERTSON CO., TN

Tennessee Certification of Electronic Document

I, Aubrey Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 24, 2022 (date of document).

Aubrey Burns
Affiant Signature

May 31, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of May, 2022.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

