Karen Johnson Davidson County
Batch# 876099 DEEDWARR
06/23/2022 09:40:30 AM 10 pgs
Fees: $53.00 Taxes: $3,885.00
20220623-0071578

EXECUTOR'S DEED	State of Tennessee County of Williamson The actual consideration or value, whichever is greater for this transfer is $1,050,000.00 Affiant Sworn to and subscribed before me on this 15th day of June, 2022. Notary Public My Commission Expires: 8-7-22

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee
(615) 794-0807
Contact: Leigh Anne Sailors
File #24757.2022

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL#
720 Southmeade, LLC 5016 Centennial Blvd. Suite 201 Nashville, TN 37209	New Owner	132 07 0 024.00

KNOW ALL PERSONS by these presents that we, **Gary Clark Luton and Luther Lee Luton, III,** were named in the Will of Sadie Luton and appointed by the Probate Court of Davidson County Tennessee to serve as the Co-Executors of the Estate of Sadie

Luton, (a copy of the Letters Testamentary being attached hereto as Exhibit "A"). Sadie Luton, (the "Decedent"), died testate on January 22, 2022 (Death Certificate is attached hereto as Exhibit "B"). The Last Will and Testament of the Decedent was duly admitted to Probate on April 14, 2022 in the Probate Court of Davidson County, Tennessee, Docket Number 22P-277, (See Attached Exhibit "C" for Order to Probate). Under the said Will, the Co-Executors were vested and granted the authority to sell and convey the below described real property with improvements thereon and to distribute the proceeds as personalty of the estate according to the language of the said Will.

Wherefore in our capacities as Co-Executors of the Estate of Sadie Luton (hereinafter referred to as the "Grantors"), we do hereby bargain, sell and transfer unto **720 Southmeade, LLC, a Tennessee limited liability company,** (hereinafter the "Grantee"), the following described real estate and all improvements thereon and being described as follows:

Land lying in Davidson County, Tennessee and being more described as follows:

Being Lot No. 17 on the Plan of Southmeade as of record in Book 1835, Pages 118 and 119, Register's Office of said County and being described as follows:

Beginning at a point on the westerly margin of Prescott Road, at the common corner of Lot Nos. 17 and 18; thence with the line between said lots, westerly 270 feet to a corner of Lot 16; thence with a line between said Lots 16 and 17, southerly 214.1 feet to a point on the northerly margin of Southmeade Parkway; thence with the margin of the same, eastwardly, along a slight curve 146.3 feet to a point and continuing with the margin of same, eastwardly 46.8 feet to the beginning of a curve; thence along said curve, northeastwardly 30.4 feet to a point in the easterly margin of Prescott Road; thence with the margin of said road, northwardly 154 feet to the beginning.

Being the same property conveyed to Sadie Luton, a single woman, by Deed dated October 15, 2019 from Elise Luton, a widow, and being of record in Instrument Number 20191029-0110678, Register's Office of Davidson County, Tennessee.

THE SAID PROPERTY IS BEING CONVEYED SUBJECT TO THE FOLLOWING:

1. 2022 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and payment thereof will be the sole responsibility of the Grantee.
2. Any and all building and zoning regulations of City, County and State.

3. Any and all notes and matters on the Plan of record in Plat Book 1835, Pages 118 and 119, said Register's Office.

This is improved property located at 720 Southmeade Parkway, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND we, as Co-Executors only, do further covenant and bind ourselves and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our signature on this 15th day of June, 2022.

Estate of Sadie Luton

By: Gary Clark Luton
Gary Clark Luton
Co-Executor

By: Luther Lee Luton III
Luther Lee Luton, III
Co-Executor

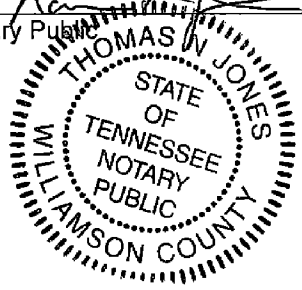
State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Gary Clark Luton and Luther Lee Luton, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Sadie Luton and that they as such Co-Executors, executed the foregoing instrument for the purpose therein contained in their capacities as Co-Executors, by signing the name of the Estate of Sadie Luton by themselves as Co-Executors.

Witness my hand on this 15th day of June, 2022.

Notary Public

My Commission Expires: 6-10-23



– Exhibit A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **GARY CLARK LUTON and LUTHER LEE LUTON III** DOCKET NO: **22P277**

It appearing to the Court that ***SADIE ELISE LUTON*** *has died leaving a written Will in which you are appointed* ***Co-Executors*** *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 ***GARY CLARK LUTON and LUTHER LEE LUTON 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 April 21, 2022

RICHARD R. ROOKER, Clerk

_____ D.C.

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 **GARY CLARK LUTON and LUTHER LEE LUTON III** as **Co-Executors** of the estate of **SADIE ELISE LUTON**, deceased, and I do further certify that **GARY CLARK LUTON and LUTHER LEE LUTON III** are still acting **Co-Executors** of the estate of **SADIE ELISE LUTON** 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 21st day of April, 2022

RICHARD R. ROOKER, Clerk

_____ D.C.

[redacted]

Exhibit B -

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022

1. Decedent's Legal Name: ELISE EGGSTEIN LUTON			2. Sex: FEMALE	3. Date of Death: 01/22/2022
4. Time of Death (Approx.): 01:20 PM	5a. Age: 99	6. Date of Birth: 06/09/1922	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 720 SOUTHMEADE PARKWAY		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: ADMIN ASSISTANT		11b. Kind of Business/Industry: TN NATIONAL GUARD
12. Social Security Number: 412-24-7345	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 720 SOUTHMEADE PARKWAY		13e. Inside City Limits?: YES	13f. Zip Code: 37204	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: SOME COLLEGE CREDIT, BUT NO DEGREE		16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO		17. Decedent's Race: WHITE
18. Father's Name: CHARLES EGGSTEIN			19. Mother's Name Prior to First Marriage: SADIE STENBERG	
20a. Informant's Name: LEE LUTON	20b. Relationship to Decedent: SELF	20c. Mailing Address: 720 SOUTHMEADE PARKWAY, NASHVILLE, TN 37204		
21a. Method of Disposition: BURIAL		21b. Place of Disposition: WOODLAWN MEMORIAL PARK	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ ILISH MURPHY STEVENS		22b. License Number: 20475	22c. Signature of Embalmer: ▶ /e/	22d. License Number:
23a. Name and Address of Funeral Home: WOODLAWN-ROESCH-PATTON FUNERAL HOME AND MEMORIAL, 660 THOMPSON LANE, NASHVILLE, TN 37204-0407				23b. License Number: 933
24. Registrar's Signature: ▶			25. Date Filed	

26. Certifier

26a. ☐ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ▶	27b. License Number	27c. Date Signed
27d. Name and Address:		

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a.	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death		31. Did Tobacco Use Contribute to Death?	32. If Female:	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

RDA 10112

PH-1659E

This document is not a certified copy.

Pursuant to TENN CODE ANN § 56-7-206, this document may only be used for the purposes of establishing proof of death as it relates to a life insurance policy with a value of fifteen thousand dollars ($15,000.00) or less.

[redacted]

- Exhibit C

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

IN RE:	)	
THE ESTATE OF	)	
SADIE ELISE LUTON	)	
	)	NO. 22P277
GARY CLARK LUTON	)	
LUTHER LEE LUTON, III	)	
CO-PETITIONERS	)	

ORDER ADMITTING WILL TO PROBATE

Based on an examination of the Petition, the sworn affidavits of the witnesses to the Will, and the sworn testimony of the Co-Petitioners, the Court finds as follows:

1. That the Decedent at the time of her death was a resident of Davidson County, Tennessee.

2. That Decedent died on January 22, 2022, at the age of Ninety-Nine (99) years.

3. That the Decedent left a Last Will and Testament dated September 16, 1991 which was properly signed and witnessed.

4. That the Co-Petitioners, Gary Clark Luton and Luther Lee Luton, III, be appointed as the Co-Personal Representatives of the Estate, that Bond be waived.

5. That the filing an inventory and accounting with this Court has been waived under the Will as stated therein.

6. That the requirement of notice to creditors be issued as required by T.C.A. 30-2-306(f).

7. That the Petitioner be granted any other general or specific relief to which the estate may be entitled.

Based on these findings, the Court ORDERS the following:

1. That Decedent's Last Will and Testament dated September 16, 1991 be admitted to Probate

2. That after issuing the Oath to Co-Petitioners, Letters of Testamentary be issued to Gary Clark Luton and Luther Lee Luton, III as the Personal Representatives of the said Estate.

3. That Bond is excused.

4. That the filing of Inventory and Accounting are excused.

5. That the requirement of Notice to Creditors as required by T.C.A. 30-2-306 be given.

6. That the Bureau of TennCare will be notified and Petitioner will request a Release pursuant to the Court's requirement and same will be filed with this Honorable Court upon receipt, accordingly.

7. That the Co-Personal Representatives need not file the affidavit certifying sending of a copy of the Last Will and Testament of the Decedent as they are the sole surviving Beneficiaries under the Will.

Entered this 14th day of April, 2022.

Elizabeth A. Johnson
Elizabeth A. Johnson
Probate Master

APPROVED FOR ENTRY:

Thomas N. Jones – BPR #7083
Attorney for the Estate
339 Main Street
Franklin, TN 37064
PH (615) 794-0807 / FAX 791-4008
Email: tjones@tnjones.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been forwarded via First Class U.S. mail, postage prepaid, to the following this 10th day of February, 2022 to the following:

Gary Clark Luton, son
Adult over the age of 18
5215 Overton Rd.
Nashville, TN 37220

Luther Lee Luton, III, son
Adult over the age of 18
5016 Williamsburg Rd.
Brentwood, TN 37027

Thomas N. Jones

I, Thomas N. Jones, 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 June 15, 2022 (date of document).

Thomas N. Jones
Date: June 16, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 16th day of June, 2022.

Leigh Anne Sailors
Notary Public

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY