THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Ste. 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 921256 **DEEDWARR**
09/26/2022 09:48:47 AM 9 pgs
Fees: $47.00 Taxes: $0.00

20220926-0106129

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE

COUNTY OF Maury

The actual consideration for this transfer is: $0.00

ANTHONY WILT, EXECUTOR

Subscribed and sworn to before me, this the 6th day of September 2022.

NOTARY PUBLIC

My Commission Expires: 05-21-2025

KIMBERLY D ADAMS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

EXECUTOR'S DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Eddie Schmidt 3104 Lumberjack Rd, Nashville TN 37214	New Owner	14906012600

WHEREAS, Felicia Carole Wilt (the "Decedent") died on November 30, 2021, and Decedent's Last Will and Testament dated September 14, 2021 (the "Will"), was admitted to probate on June 23, 2022, as under Docket Number 22P629 in the Seventh Circuit Court for Davidson County, Tennessee (**See Exhibit 1**); and

WHEREAS, by entry of the same Order, Anthony Wilt was appointed as Executor of the Estate of Felicia Carole Wilt. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**.

WHEREAS, pursuant to the terms of the Decedent's Last Will and Testament, Anthony Wilt, in his capacity as Executor of the Estate, hereby conveys unto **Eddie Schmidt**, Decedent's right, title, and interest in and to certain real property located in Davidson County, Tennessee, commonly known as **917 JOHNSON PASS CT, ANTIOCH TN 37013**, and more specifically described below in fee simple.

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Oakwood Subdivision, Section One, as of record in Book 7900, page 419,

Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Felicia Wilt, unmarried, from Floyd S. LaRoux and wife, Joann K. LaRoux by Warranty Deed and Irrevocable Durable Power of Attorney, of record in Book 11094, Page 209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all limitations, restrictions, and encumbrances as may affect the premises.

NOW THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to **Eddie Schmidt** in fee simple.

TO HAVE AND TO HOLD THE property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successor and assigns, forever; and the Executor hereby transfers, assigns and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10th day of September 2022.

ANTHONY WILT, EXECUTOR

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Anthony Wilt**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of September 2022.

NOTARY PUBLIC

KIMBERLY D ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 05-21-2023

EFILED 06/23/22 10:47 AM CASE NO. 22P629 Richard R. Rooker, Clerk

22P629

FILED
JUN 23 2022
RICHARD ROOKER
By

LAST WILL AND TESTAMENT OF FELICIA CAROL WILT

I, FELICIA CAROL WILT, of Davidson County, Tennessee, being of sound mind and disposing memory do hereby make, publish and declare this my Last Will and Testament, hereby revoking any and all earlier Wills or Codicils heretofore made by me.

ITEM I

I direct that all my just debts, funeral expenses and costs of administration be paid out of my general estate. I further direct that all estate and inheritance taxes which may be assessed or imposed with respect to my estate and property passing outside of my estate be paid out of my general estate. The foregoing notwithstanding, I direct that my fiduciaries, in their sole and exclusive discretion, may elect to pay or retain any debts secured by mortgages or other security instruments.

ITEM II

I hereby give any furniture, personal property, or personal belongings that I own at the time of my death to my brother, ANTHONY ACE WILT.

ITEM III

I hereby give, devise and bequeath all of the rest, residue and remainder of my estate, consisting of all of the real property and personal property of whatever kind or character and wheresoever situated, which I may own at the time of my death to my beloved boyfriend, EDDIE SCHMIDT.

ITEM IV

I hereby appoint my brother, ANTHONY ACE WILT, to serve as Executor of my estate. If my brother, ANTHONY ACE WILT, is unable to serve as Executor of my estate, I hereby appoint my niece, PAULA RENEE THOMPSON, to serve as alternate Executrix. I direct that none of the fiduciaries named above shall be required to post a bond for the faithful performance of their duties, such bond being expressly waived. I also waive and excuse my fiduciaries from the requirement of making and filing an inventory of my estate.

I authorize said fiduciaries, in the exercise of a reasonable amount of discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all powers, to deal with any property, real or personal, held in my estate, as freely as I might do in the handling of my own affairs and specifically grant to said fiduciaries the powers enumerated in Section 35-50-110, Tennessee Code

FCW
F.C.W.

EXHIBIT 1

EFILED 06/23/22 10:47 AM CASE NO. 22P629 Richard R. Rooker, Clerk

Annotated, to the extent applicable, all of which provisions and powers are incorporated herein by reference as if copied herein verbatim. Said powers are granted notwithstanding that said statute may be amended hereafter or repealed at the time of my death.

ITEM V

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of three (3) typewritten pages, including this page, and for the purpose of identification, I have initialed each page, all in the presence of the persons witnessing it at my request, on this the 14th day of Sep., 2021.

F.C.W.
FELICIA CAROL WILT

The foregoing instrument was signed, sealed, published and declared by FELICIA CAROL WILT, the Testatrix, to be her Last Will and Testament in our sight and presence, and we, at her request, and in her sight and presence and in the sight and presence of each other, have hereunto subscribed our names as witnesses, this the 14th day of Sep., 2021.

F.C.W.
F.C.W.

EFILED 06/23/22 10:47 AM CASE NO. 22P629 Richard R. Rooker, Clerk

STATE OF TENNESSEE
COUNTY OF MAURY

AFFIDAVIT

Cara Lynn and Deena Davis after being duly sworn, according to law, depose and say:

1. That they are adult citizens and residents of the State of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of FELICIA CAROL WILT, dated the 14th day of Sep., 2021, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testatrix and in accordance with Tennessee Code Annotated, Section 32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the request of the Testatrix and in her sight and presence, and in the sight and presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said will, the Testatrix was, in their opinion, of sound mind.

Sworn to and subscribed to before me this the 14th day of Sept., 2021.

NOTARY PUBLIC

My Commission Expires: 05-22-23

WANDA J. MUSTON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 05-22-2023

F.C.W.

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

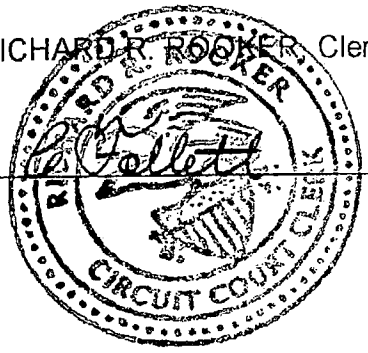
TO: **ANTHONY ACE WILT** DOCKET NO: **22P629**

*It appearing to the Court that **FELICIA CAROLE WILT** has died leaving a written Will in which you are appointed **Executor** 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 **ANTHONY ACE WILT**, 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 **June 23rd, 2022**.*

RICHARD R. ROOKER, Clerk



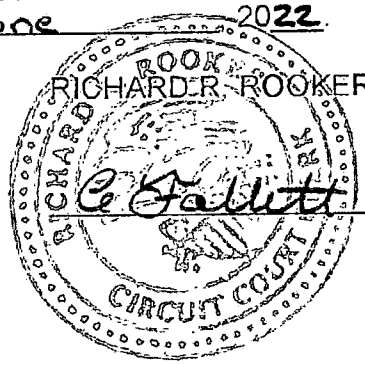
_____ D.C.

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 **ANTHONY ACE WILT** as **Executor** of the estate of **FELICIA CAROLE WILT**, deceased, and I do further certify that **ANTHONY ACE WILT** is still acting **Executor** of the estate of **FELICIA CAROLE WILT** 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 23 day of June 2022.

RICHARD R. ROOKER, Clerk



_____ D.C.

EXHIBIT

2

EFILED 06/23/22 10:47 AM CASE NO. 22P629 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION)

IN RE: ESTATE OF FELICIA CAROLE WILT, Decedent.	)))	**No. 22P629**

ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

This cause came to be heard this the 23rd day of June 2022, before the Honorable Randy Kennedy, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Anthony Wilt, Petitioner. Based upon the unopposed Petition, a review of the record as a whole, the Court finds the Petition to be well-taken and, therefore, granted.

All interested persons were provided notice of this proceeding and sent a copy of the pending Petition. The original Last Will and Testament of Decedent, executed on September 14, 2021, was properly executed and witnessed by two persons. The Attestation Clause of the witnesses is attached to the Last Will and Testament. There is no opposition to the requested relief. From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** that the Last Will and Testament of Decedent, dated September 14, 2021, shall be admitted for the purpose of probate. Notice to Creditors shall be given by the Clerk of the Court through publication or as otherwise required by law.

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It is, further, **ORDERED** that Petitioner, **Anthony Wilt**, shall be appointed Executor of the Estate of Felicia Carole Wilt. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirements of posting a Bond and filing an Inventory, are waived pursuant to the provisions of Decedent's Last Will and Testament. Accounting shall be filed pursuant to T.C.A. §30-2-601.

It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED**.

ENTERED this 23rd day of June 2022.

HONORABLE RANDY KENNEDY

APPROVED FOR ENTRY:

Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212
(615) 800-7096 Office
jsheppard@mhpslaw.com

Attorneys for the Estate

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated below:

Eddie Schmidt
3104 Lumberjack Road
Nashville, TN 37214

Anthony Wilt
5424 Snow Creek Road
Santa Fe, TN 38482

this 23rd day of June 2022.

Kate Nyquist