Karen Johnson Davidson County
Batch# 927449 DEEDQC
10/11/2022 11:16:04 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221011-0111291

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Ramona Gail Childers 251 Lovell Street Nashville, TN 37115	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 043 09 0 054.00

KNOW ALL PERSONS by these presents that **Anna Lois Reeves**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate to establish muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P1278, hereby releases, remises and quitclaims unto

Ramona Gail Childers, an unmarried woman, and Thelma Louise Shumate, Trustee of a Testamentary Trust f/b/o Robert Earl Reeves

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 23 Block "A" on the Map of Overlook Estates of record in Book 843, page 105, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 50 feet on the north side of Lovell Street and runs back between parallel lines 135 feet to a dead line and measures 50 feet thereon.
>
> Being the same property conveyed by deed from Roger L. Cox and wife, Nancy Elizabeth Cox, to Walter R. Reeves and wife, Lois Reeves, as of record in Book 3707, page 329, Register's Office for Davidson County, Tennessee.
>
> Further being the same property vested in Lois Meadows Reeves by Divorce Decree, of record in Book 4779, page 748, Register's Office for Davidson County.

Anna Lois Reeves ("Decedent"), formerly Lois Meadows Reeves, died testate on July 15, 2016, and devised said property to her child Ramona Gail Childers, formerly Ramona Gail Reeves, if she has reached age 25, and to Thelma Louise Shumate, formerly Thelma Louise Meadows, as Trustee of a Testamentary Trust for the benefit of the decedent's child Robert Earl Reeves, by Last Will and Testament dated April 3, 1979 and duly probated only to establish muniment of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P1278.

Note: Anna Lois Reeves and Lois Meadows Reeves are one and the same person.

Note 2: Ramona Gail Childers and Ramona Gail Reeves are one and the same person, who has reached age 25.

Note 3: Thelma Louise Meadows and Thelma Louise Shumate are one and the same person.

This property is quitclaimed subject to any conditions, restrictions, reservations, or easements, of record.

This is improved property known as 251 Lovell Street, Nashville, TN 37115.

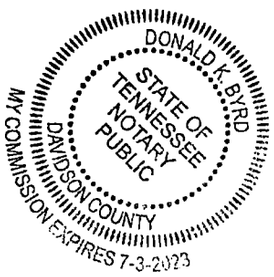
WITNESS MY HAND this the 11 day of oct, 2022.

Thelma Louise Shumate Personal Representative
Thelma Louise Shumate, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Thelma Louise Shumate,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 11th day of Oct, 2022.



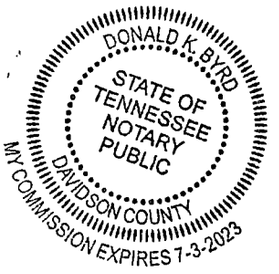
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 11th day of October, 2022.



NOTARY PUBLIC
My Commission Expires: 7-3-23

STATE OF TENNESSEE

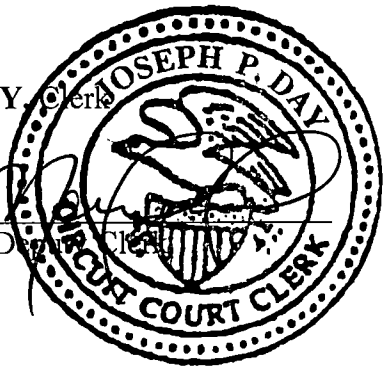
I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL & TESTAMENT** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **22P1278**.

ESTATE OF: ANNA LOIS REEVES

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 15th day of September in the year Two Thousand and twenty-two.

JOSEPH P. DAY, Clerk

By: _____
Deputy Clerk



22R1278

FILED
SEP 15 2022
JOSEPH D. DAY, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT

OF

ANNA LOIS REEVES

I, ANNA LOIS REEVES, of Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare, and publish this my Last Will and Testament, hereby revoking all former Wills and Codicils to Wills heretofore made by me.

I direct my executrix to convert all my property, real, personal or mixed to cash by either public or private sale, as she in her sole discretion shall determine best. I then direct my executrix to pay all my funeral expenses, cost of administration and any debts I may owe at my death. I then direct that my executrix pay all estate, inheritance, succession and other death taxes which may be payable by or chargeable against my estate, or any of the beneficiaries thereof without apportionment or proration among the several beneficiaries, legatees or devisees.

All the rest, residue and remainder of my estate, I leave in equal parts to my children, ROBERT EARL REEVES and RAMONA GAIL REEVES, with the part for ROBERT EARL REEVES and RAMONA GAIL REEVES, if she be under the age of twenty-five years, to be placed in trust with my sister, THELMA LOUISE MEADOWS, as Trustee. I direct said Trustee as follows:

1. The Trustee shall deposit all funds in savings accounts which are insured by the Federal Deposit Insurance Corporation or Federal Savings and Loan Insurance Corporation.

2. The Trustee shall pay from the corpus, or income, of each beneficiary's trusts that amount the Trustee,

Anna Lois Reeves

in her sole discretion, shall determine necessary for that beneficiary's health, education and reasonable maintenance expenses. The Trustee shall pay said amounts directly to the beneficiary or to those providing said services for the beneficiary.

3. Should any beneficiary die before his or her trust is exhausted, then the Trustee shall pay his or her necessary funeral expenses and then distribute the remainder of his or her trust to his or her surviving children or if there be no surviving children, then distribute said balance to my surviving children, in equal parts, or their surviving children per stirpes, with the part for ROBERT EARL REEVES or RAMONA GAIL REEVES, if she be under the age of twenty-five years, to be placed in his or her trust.

4. Upon the twenty-fifth birthday of RAMONA GAIL REEVES, the Trustee shall pay the balance of her trust to the said RAMONA GAIL REEVES and that trust shall terminate. The trust for ROBERT EARL REEVES shall terminate upon his death or when exhausted.

5. THELMA LOUISE MEADOWS shall have the power to appoint her successor Trustee by her Will.

Any insurance on my life or other similar insurance payable to the executor or administrators of my estate, or to my estate, shall be free from the claims of creditors and shall be governed by the provisions of my Will.

I hereby appoint my sister, THELMA LOUISE MEADOWS, to be executrix of this my Last Will and Testament. If my said sister predeceases me, or for some reason, refuses to serve, I hereby appoint my brother, LOUIS MEADOWS, to be executor of this my Last Will and Testament. I direct that no bond or other security shall be required of my said executrix or executor for the faithful performance as such and that she or he shall not be required to file any inventory of my estate.

Ramona Gail Reeves

If my daughter, RAMONA GAIL REEVES, is under the age of eighteen years at my death, I appoint my sister, THELMA LOUISE MEADOWS, to be guardian of the person and property of such minor child. I direct that no bond or other security shall be required of said guardian for the faithful performance of her duties.

IN WITNESS WHEREOF, I have hereunto set my hand on this page, the preceeding two pages and the following page of this my Last Will and Testament, on this 3rd day of April, 1979, and pursuant to Chapter 568 of the 1972 Public Acts of the General Assembly of the State of Tennessee, I request the attesting witnesses to make the affidavit set out below.

Anna Lois Reeves
ANNA LOIS REEVES

ATTEST TO THE EXECUTION OF WILL:

Charles P. Cron
223 Madison St.
Madison Tenn.

Gerald M. Wilkins
223 Madison St
Madison, Tn 37115

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Charles P Cox and Carol D. McClure, after first being duly sworn, make oath that the foregoing Last Will and Testament was signed by ANNA LOIS REEVES as and for, and at that time acknowledged, published and declared by her to be her Last Will and Testament, in the sight and presence of us, the undersigned, who at her request and in her sight and presence, and in the sight and presence of each other have subscribed our names as attesting witnesses on the 2nd day of April, 1979, and we further make oath that the Testator was of sound mind and disposing memory, and not acting under the fraud, menace or undue influence of any person, and was more than 18 years of age and that each of the attesting witnesses is more than 18 years of age.

Charles P Cox

Carol D. McClure

Sworn to and subscribed before me, this 2nd day of April, 1979.

C. K Nunn
Notary Public

My Commission Expires: Jan. 16 1980

Anna Lois Reeves
ANNA LOIS REEVES