RECD SUMNER CHANCERY
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IN THE CHANCERY COURT FOR SUMNER COUNTY, TENNESSEE
AT GALLATIN

FILED SUMNER CHANCERY
SEP 21 2022 AM11:56

IN RE:	)	
	)	
MUNIMENT OF TITLE PROBATE	)	**Case No:** 2022R-540
OF THE LAST WILL AND TESTAMENT	)	
OF MILDRED LOUISE BONER MILLER	)	
	)	
Deceased.	)	

ORDER TO ADMIT WILL TO PROBATE FOR THE LIMITED PURPOSE OF ESTABLISHING MUNIMENT OF TITLE TO REAL ESTATE

This Cause came before this Court on September 20, 2022, upon the Petition to Admit Will to Probate for the Limited Purpose of Establishing Muniment of Title to Real Property filed by the Petitioner, Rhonda Kaye Stewart. Based on the Petition that was filed, and the entire record herein, pursuant to Tenn. Code Ann. § 32-2-11, the Court does find that Mildred Louise Boner Miller died testate on July 31, 2022, and it is appropriate to admit to probate the Last Will and Testament of Mildred Louise Boner Miller dated November 20, 2014, for the limited purpose of establishing a muniment of title to the real property described herein.

IT IS, THEREFORE, ORDERED, ADJUDGED, AND DECREED as follows:

1. The Last Will and Testament of Mildred Louise Boner Miller, duly executed by her on November 20, 2014, a copy of which is attached hereto as "Exhibit A," is hereby admitted to probate as the Last Will and Testament of the Decedent, and shall serve as muniment of title, pursuant to Tenn. Code. Ann. § 32-5-109, to vest the real property located in Davidson County, Tennessee and commonly known as 2307 Eastland Avenue, Nashville, Tennessee 37206 and legally described below to **Rhonda Kaye Stewart.**

Karen Johnson Davidson County
Batch# 928189 ORDER
10/12/2022 08:34:05 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221012-0111709

Legal:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Section One, Eastland Oaks, of record in Book 4660, page 67, Register's Office for Davidson County.

Said Lot No. 1 front 65.00 feet on the northerly margin of Eastland Avenue and extends back 200.0 feet on the easterly line and 200.0 feet on the westerly line to a dead line in the rear measuring 66.91 feet thereon.

Being the same property conveyed to Robert H. Miller by Warranty Deed from Linda C. Williams, unmarried, dated July 23, 1991 of record in Book 8406, page 20 said Register's Office for Davidson County, Tennessee. The said Robert H. Miller having died intestate on April 30, 2002 leaving Louise Miller as his only surviving heir at law. For further reference see Affidavit of Heirship of record in Instrument No. 20070102-0000526 said Register's Office for Davidson County, Tennessee. The same Louise Miller is one and the same person as Mildred Louise Boner Miller.

2. Pursuant to Tenn. Code Ann. § 32-2-11, there is no formal administration of this Estate to be had and publication of Notice to Creditors is not necessary;

3. There is no Tennessee probate estate to be administered other than the subject real property described herein;

4. Any and all additional Court costs in this matter are taxed to the Petitioner, Rhonda Kaye Stewart, for which execution may issue if necessary;

5. That any and all creditors of the Decedent have been paid; and

6. This matter shall be closed without further Order.

STATE OF TENNESSEE SUMNER COUNTY
THE UNDERSIGNED, CLERK AND MASTER OF THE SAID COUNTY AND STATE HEREBY CERTIFIES THAT THE FOREGOING IS A CORRECT COPY OF THIS INSTRUMENT FILED IN THE FOREGOING CAUSE IN THE CHANCERY COURT OF GALLATIN, TENNESSEE
THIS THE 22nd DAY OF Sept. 2022
MARK T. SMITH, CLERK AND MASTER
BY: Amy M Brown
DEPUTY CLERK AND MASTER

SUMNER CO. CHANCERY COURT AGRICULTURE COMMERCE GALLATIN, TN

ENTERED this 20 day of Sept, 2022

Louis W. Oliver III

CHANCELLOR LOUIS W. OLIVER, III

APPROVED FOR ENTRY:

Devin Freeman Park, BPR #036347
FREEMAN & BRACEY, PLC
885 Conference Drive # 500
Goodlettsville, TN 37072
(615) 859-1328
dpark@freemanbracey.com
Attorney for the Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document was served via U.S. Mail, postage prepaid, upon the following:

This 30 day of August, 2022.

Rhonda Kaye Stewart
150 Grassland Drive
Gallatin, Tennessee 37066

Wanda Faye Boner-Feuerbacher
812 Currey Road
Nashville, Tennessee 37217

Morris Wayne Boner
214 Sanders Ln.
Lady Lake, Florida 32159

Devin Freeman Park

Will

OF
MILDRED LOUISE MILLER

I, **MILDRED LOUISE MILLER**, being a resident of Davidson County, Tennessee, do make, declare and publish this my Last Will and Testament, hereby revoking all former Wills and Codicils.

ITEM I

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executor as soon as practicable after my death. I further direct that my Executor pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment.

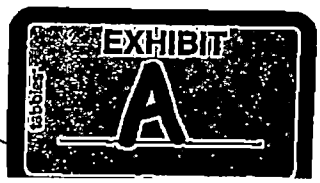
ITEM II

I bequeath to my daughter **WANDA FAYE BONER-FEUERBACHER** the release of the lien that I hold on the deed of trust for property located at 812 Currey Rd., Nashville, TN 37217.

I bequeath to my son **MORRIS WAYNE BONER** the real property located at 510 Colony Trace Ct., Madison, TN 37115.

I bequeath to my daughter **RHONDA KAYE STEWART** the real property located at 2307 Eastland Ave., Nashville, TN 37206.

Mildred Louise Miller



I bequeath to my children, **WANDA FAYE BONER-FEUERBACHER, MORRIS WAYNE BONER**, and **RHONDA KAYE STEWART** the rest and residue of all of my property, real, personal and mixed, in fee simple and absolutely, including any bonds or insurance on my life, not payable to any specific beneficiary. If my son, **MORRIS WAYNE BONER** should predecease me, I request that his share of my estate be returned to the estate to be divided between the remaindermen. If either **WANDA FAYE BONER-FEUERBACHER** and **RHONDA KAYE STEWART** should predecease me, I request that there share pass per stirpes.

ITEM III

I hereby authorize my Executor to make deeds or bills of sale to the purchaser conveying titles to any and all property without the necessity of Court approval, and further authorize that my Executor perform without the necessity of placing a bond.

ITEM IV

I authorize my Executor or any alternate personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Tennessee Code Annotated Section 35-50-110, to the extentapplicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this Will) are granted even should said statute be amended or repealed at the time of my death.

Mildred Fonnie Miller

I appoint, my daughter, **RHONDA KAYE STEWART**, to be the Executrix of this my Last Will and Testament. I direct that no bond or other security be required of my said Executors for the faithful performances of their duty as such. I also direct that no inventory or annual accountings be required of my said Executors. If my daughter, **RHONDA KAYE STEWART** is unable to serve or unwilling then I appoint my daughter, **WANDA FAYE BONER-FEUERBACHER**, as Executrix of this my Last Will and Testament .

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of four (4) typewritten pages, and for the purpose of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 20th day of November, 2014, at Nashville, Tennessee.

Mildred Louise Miller

MILDRED LOUISE MILLER

Signed, sealed, published and declared by the Testatrix/Testator, **MILDRED LOUISE MILLER**, to be her/his Last Will and Testament in the presence of all of us at one and the same time, and we, at her/his request and in her/his presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix/Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Amanda Pedigo

4205 Gallatin RD
Nashville, TN 37216

Karen Burnette

4205 Gallatin Road
Nashville, TN 37216

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We, the undersigned, being first duly sworn, make Oath; that the Testatrix/Testator, **MILDRED LOUISE MILLER**, on this the 20th day of November, 2014, declared and signified to us the foregoing signed said instrument to be her/his Last Will and Testament; that she/he then signed said instrument in our sight and presence; that we at her/his request and in her/his sight and presence and the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her/his execution of the foregoing instrument, **MILDRED LOUISE MILLER**, was more than 18 years of age and we believed her/him to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testatrix/Testator on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testatrix/Testator for proof as to the execution of said Will.

AFFIANT

AFFIANT

STATE OF TENNESSEE SUMNER COUNTY
THE UNDERSIGNED, CLERK AND MASTER OF THE SAID COUNTY AND STATE HEREBY CERTIFIES THAT THE FOREGOING IS A CORRECT COPY OF THIS INSTRUMENT FILED IN THE FOREGOING CAUSE IN THE CHANCERY COURT OF GALLATIN, TENNESSEE
THIS THE 22nd DAY OF Sept., 2015
MARK T. SMITH, CLERK AND MASTER
BY: DEPUTY CLERK AND MASTER

SUMNER CO. CHANCERY COURT
AGRICULTURE COMMERCE
GALLATIN, TN

Sworn to and subscribed before, me this the 20th day of November, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-17-15

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUGUST 17, 2015

THIS DOCUMENT WAS PREPARED BY:
BECK & BECK ATTORNEYS, PLLC
4205 Gallatin Road
Nashville, TN 37216
(615) 226-9000

Mildred Louise Miller