Karen Johnson Davidson County
Batch# 931146 DEEDQC
10/18/2022 01:16:41 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20221018-0113768

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Ste. 100 Nashville, Tennessee 37212 (615) 800-7096 *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 DAVIDSON** The actual consideration for this transfer is: $0.00 Monica Dillard **Monica Dillard**, Affiant Subscribed and sworn to before me, this 6 day of October, 2022. Jessica Ann Clegg NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

ADMINISTRATOR'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Monica Dillard, et. al. 1108 Dawnwood Drive Old Hickory, TN 37138	New Owner	(1) 20170210-0014016 (2) 043-13-0-187.00 (3) 069-03-0-002 (4) 09202045300 (5) 00400015400 (6) 081-06-0-185

WHEREAS, Travis Dillard (the "Decedent") died intestate on April 7, 2020. See Decedent's Death Certificate attached hereto as **Exhibit 1**.

WHEREAS, Decedent was married at the time of his death to Monica Dillard and he had two minor children, Travis Ray Dillard, Jr., and Kenia Waller.

WHEREAS, Monica Dillard was appointed as the Administrator of the Estate of Travis Dillard on September 2, 2020 in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 20P1345, and the Court issued Letters of Administration accordingly. See court Order and Letters of Administration attached hereto as **Collective Exhibit 2**.

WHEREAS, at the time of his passing, the Decedent owned **SIX (6)** parcels of real property in fee simple located in **DAVIDSON** County, Tennessee. Said Properties are known as follows:

TRACT NO. 1: Map and Parcel: **20170210-0014016**

Property located in Davidson County, Tennessee and descried as follows:

Being Lot No. 521 on the Plan of Bordeaux Hills Subdivision, Section 8, as of record in Book 4175, Page 113, Register's Office for said County to which reference is hereby

made for description.

Being the same property conveyed to Travis Dillard by Warranty Deed from Solomon Webb, Fannie A. Webb, Johnnie B. Webb, William Webb, Jr., Clark K. Webb, Anita Harris, Michael E. Harris, Carolyn L. Harris, Donald L. Harris, Travis A. Harris, Anjelica S. Harris, Billy Harris, Jr., Anthony A. Harris, Ronald L. Harris, Victoria L. Harris, Albert T. Harris, Patrick D. Harris, Veronica R. Harris, Katherin Webb, and Kathleen Webb on October 3, 2016 and recorded on February 10, 2017 in Instrument No. 20170210-0014016 with the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **3318 Olsen Lane, Nashville, TN 37218**

TRACT NO. 2: Map and Parcel: **043-13-0-187.00**

Property located in Davidson County, Tennessee, being Lot 20 of Block F on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County. Said Lot No. 20 fronts 50 feet on the northerly side of Elm Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Travis Dillard by Quitclaim Deed from Christine J. Nilan, of record in Instrument No. 20161020-0111095 and later corrected in Instrument No. 20180820-0082195 by Deed of Correction in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **229 Elm Street, Madison, TN 37115**

TRACT NO. 3: Map and Parcel: **069-03-0-002**

Property located in Davidson County, Tennessee, being Lots 42 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Travis Dillard by Warranty Deed from Tommy Gentry and Jan Gentry, a married couple, on February 22, 2019 and recorded on February 25, 2019 in Instrument No. 20190225-0016857 with the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **4016 Fairview Drive, Nashville, TN 37218**

TRACT NO. 4: Map and Parcel: **09202045300**

Being Lot No. 243 on the map of the subdivision of Hefferman Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee. Said Lot No. 243 front 50 feet on the Southerly side of Eden Street and runs back between parallel lines

150 feet to an alley.

Being the same property conveyed to Travis Dillard by Warranty Deed from Henry A. Bransford on March 23, 2016 and recorded on March 30, 2016 in Instrument No. 20160330-0030131 with the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **2415 Eden Street, Nashville, TN 37208**

TRACT NO. 5: Map and Parcel: **00400015400**

The following described real estate, situated and being located in Davidson County Tennessee, to wit:

Being Lot No. 6 on the Plan of Fred Baxter Subdivision of record in Book 6250, Page 361, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This conveyance also includes 1987 Modular Home VIN # AL2860I874133 and VIN #AL28601874133B, Make BRAW Model AL2.

Being the same property conveyed to Travis Dillard by Warranty Deed from Louis Phillip Lane, a single person, on May 5, 2017, and recorded on May 15, 2017, in Instrument No. 20170515-0048056, Register of Deeds in Davidson County, Tennessee.

This is improved property commonly known as: **8370 Riley Adcock Rd, Joelton, TN 37080**

TRACT NO. 6: *Map and Parcel:* **081-06-0-185**

Property located in Davidson County, State of Tennessee, to-wit:

Being Lot No. 31 on the Plan of Normal Heights, Section 2, of record in Book 2330, Page 54, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Travis Dillard by Warranty Deed from Ronald S. Pardue and Nancy S. Pardue, husband and wife, on October 23, 2019 and recorded on October 30, 2019 in Instrument No. 20191030-0111313, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **2615 Buchanan, Street Nashville TN 37208.**

WHEREAS, Monica Dillard, Travis Ray Dillard, Jr., and Kenia Waller are Decedent's sole heirs at law. Pursuant to Tenn. Code Ann. § 31-2-103, Decedent's interest in the Property vested in Monica Dillard, Travis Ray Dillard, Jr., and Kenia Waller immediately upon Decedent's death in equal parts.

NOW THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Administrator hereby memorializes said vesting in the aforesaid six Properties as **Tenants in Common** to:

Monica Dillard (1/3 fee simple interest)

Travis Ray Dillard, Jr. (1/3 fee simple interest)

Kenia Waller (1/3 fee simple interest)

~~**TO HAVE AND TO HOLD THE** property, with the appurtenances, estate, title and interest thereto belonging to the heirs at law, their successors and assigns, forever; and the Administrator hereby transfers, assigns and sets over unto the heirs at law, all of the Estate's right, title and interest in the said Properties with full benefit of the Administrator's warranties to the maximum extent that she can or should do as Administrator but not further or otherwise.~~ KJA 10/18/2022

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6 day of October 2022.

IN RE: ESTATE OF TRAVIS DILLARD

Monica Dillard
Monica Dillard, *Administrator*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Monica Dillard**, 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 6 day of October 2022.

Jessica Ann Clegg
Notary Public
My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

EXHIBIT 1

REPLACE WITH DEATH CERTIFICATE

STATE OF TENNESSEE
Office of Vital R[illegible]

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH STATE FILE NUMBER 2020 020555

1. Decedent's Legal Name: TRAVIS RAY DILLARD		2. Sex: MALE	3. Date of Death: 04/07/2020
4. Time of Death (Army): 09:27	5a. Age: 48	6. Date of Birth: 04/10/1971	7. Birthplace: SHREVEPORT, LA
8a. Place of Death: INPATIENT			
8b. Facility Name: TRISTAR SUMMIT MEDICAL CENTER - HERMITAGE	8c. City or Town: HERMITAGE		8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): MONICA GOLDTHREATE	11a. Decedent's Usual Occupation: N/A	11b. Kind of Business/Industry: N/A
12. Social Security Number: 3139	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: HERMITAGE
13d. Street and Number: 1225 NO. GRAYCROFT AVE	13e. Inside City Limits?: YES	13f. Zip Code: 3711[illegible]	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: 9TH - 12TH GRADE, NO DIPLOMA	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: BLACK OR AFRICAN AMERICAN	
18. Father's Name: ALVIN JACKSON		19. Mother's Name Prior to First Marriage: VICKY THOMAS	
20a. Informant's Name: VICKY THOMAS	20b. Relationship to Decedent: WIFE	20c. Mailing Address: 1225 NO. GRAYCROFT AVE, HERMITAGE, TN 37115	
21a. Method of Disposition: BURIAL	21b. Place of Disposition: GREENOOD CEMETERY	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: ▶ /s/ JAMES FORD	22b. License Number: 5131	22c. Signature of Embalmer: ▶	22d. License Number:
23a. Name and Address of Funeral Home: DAVIS-CAMPBELL FUNERAL HOME, 1404 JEFFERSON ST. NASHVILLE, TN 37208			23b. License Number: 403
24. Registrar's Signature: ▶ /s/ EDWARD G BISHOP III		25. Date Filed: 04/10/2020	

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: ▶ /s/ RACHEL MARIE KINGREE	27b. License Number: 045998	27c. Date Signed: 04/10/2020
27d. Name and Address: RACHEL MARIE KINGREE 3651 FRIST BOULEVARD SUITE 309, HERMITAGE, TN 37076		

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)	a. MULTISYSTEM ORGAN FAILURE	DAYS
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	b. COVID-19 INFECTION	DAYS
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I: HYPERTENSION, HYPERLIPIDEMIA, MORBID OBESITY, DIABETES MELLITUS, CORONARY ARTERY DISEASE

29a. Was an Autopsy Performed?: NO
29b. Were Autopsy Findings Available to Complete the Cause of Death?:

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	32. If Female: N/A	
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

VS-1000 (Rev. 8/2014) RDX 10/12

12230291

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 2 2 3 0 2 9 1

Date Issued: Apr-14-2020

CERTIFICATION OF VITAL RECORD

EFILED 09/02/20 12:15 PM CASE NO. 20P1345 Richard R. Rooker, Clerk

Collective Exhibit 2

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

IN RE: THE ESTATE OF	)	
TRAVIS DILLARD,	)	**No. 20P1345**
Decedent.	)	

ORDER TO OPEN ESTATE AND FOR LETTERS OF ADMINISTRATION

This cause came to be heard on the 2nd day of September 2020 in front of the Honorable Randy Kennedy, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition to Open Estate and for Letters of Administration filed by Monica Dillard ("Petitioner"). Based upon the sworn Petition, a review of the record and for other good cause shown, this 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. 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 Estate of Travis Dillard shall be opened for the purpose of administration. Petitioner, Monica Dillard, is hereby appointed as the Administratrix/Personal Representative of the Estate of Travis Dillard. Letters of Administration shall be issued accordingly. The Clerk of the Court shall give notice to potential creditors through publication or as otherwise required by law.

It is, further, **ORDERED** that Personal Representative shall file an Inventory within sixty (60) days.

It is, further, **ORDERED** that a Bond Review hearing shall be set on the

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18 day of Nov. at 9:00 am before the Honorable Elizabeth Johnson, Probate Master of the Seventh Circuit Court in Courtroom 510.

It is further, **ORDERED** that the personal representative shall file accountings in accordance with T.C.A. §30-2-601. A Status Report shall be filed within 15 months of entry of this order and annually thereafter in accordance with local rules.

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 2 day of Sept 2020.

HONORABLE RANDY KENNEDY

APPROVED FOR ENTRY:

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

Attorneys for the Estate

EFILED 09/02/20 12:15 PM CASE NO. 20P1345 Richard R. Rooker, Clerk

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:

Monica Dillard
1108 Dawnwood Drive
Old Hickory, TN 37138

Travis Ray Dillard, Jr.
1108 Dawnwood Drive
Old Hickory, TN 37138

Kenia Waller
211 Anderson Lane
Madison, TN 37115

This the 1 day of September 2020,

Adam Barber

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **MONICA DILLARD**

DOCKET NO: **20P1345**

It appearing to the Court that ***TRAVIS DILLARD*** *has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

THESE ARE, THEREFORE, to authorize and empower you, the said ***MONICA DILLARD,*** *to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this ***September 2nd, 2020*** .

RICHARD R. ROOKER, Clerk

D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **MONICA DILLARD** as **Administratrix** of the estate of **TRAVIS DILLARD**, deceased, and I do further certify that **MONICA DILLARD** is still acting as Administrator of the estate, 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 2nd day of September, 2020.

RICHARD R. ROOKER, Clerk

D.C.