Karen Johnson Davidson County
Batch# 934001 DEEDQC
10/27/2022 08:28:30 AM 6 pgs
Fees: $57.00 Taxes: $0.00
20221027-0116203

Owner/Responsible Taxpayer:

Gregory Wilkins
117 Aarons Cress Blvd
Hermitage, TN 37076

MAP-PARCEL: 087 10 0A 016.00

THIS INSTRUMENT PREPARED BY:

Tracy R. Church, Attorney
1139 Bella Vida Pl
Murfreesboro, TN 37129
trc006@gmail.com 615.653.7809

EXECUTOR'S DEED

THIS INDENTURE made as of the 14th day of October, 2022, between **GREGORY WILKINS, Executor of the Estate of Richard Scott Barnes, deceased,** First Party, and **GREGORY WILKINS,** Second Party.

WITNESSETH

THAT SAID FIRST PARTY, GREGORY WILKINS, Executor of the Estate of Richard Scott Barnes, for and in consideration of the sum of TEN and NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to him in hand paid by said SECOND PARTY, GREGORY WILKINS, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey, unto SECOND PARTY, GREGORY WILKINS, the real property described as follows:

Property known as 117 Aarons Cress Blvd, Hermitage, TN 37076, County of Davidson, to wit:

Being Lot Number 116, Aarons Cress, Phase 1-A, A cluster lot development of record in Plat Instrument No. 20061912-0156396, Register's Office for Davidson County, Tennessee, of which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gregory Wilkins, unmarried and Richard S. Barnes, unmarried, as tenants in common with right of survivorship from Charles Dana Kingston, married and Charles W. Kingston, Jr., married by warranty deed dated March 30, 2018, filed and recorded on April 4, 2018, of record as Instrument No. 20180404-0031592, said Register's Office.

Being the same property conveyed to Charles Dana Kingston, married and Charles W. Kingston, Jr., married as joint tenants with rights of survivorship and not as tenants in common, by deed from Charles Dana Kingston, and unmarried man, dated 9/3/2015, filed and recorded 11/5/2015, of record as Instrument No. 20151105-0112629, said Register's Office.

Tax Map and Parcel ID is as follows: 087 10 0A 016.00

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable government and/or zoning regulations

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. TO HAVE AND TO HOLD the same unto the Second Party, Richard S. Barnes's heirs, representatives, successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

FIRST PARTY covenants that he, in his fiduciary capacity, is lawfully seized in fee simple of the premises; that he has a good and lawful right to sell and convey the same.

FIRST PARTY further covenants that he, in his fiduciary capacity, will warrant and defend the title to said premises unto the Second Party, his heirs, representatives, successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument as of the day and year first above written.

Gregory Wilkins, executor
Of the estate of Richard Scott Barnes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, GREGORY WILKINS, EXECUTOR OF THE ESTATE OF RICHARD SCOTT BARNES, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 14th day of October, 2022.

Toni R Smart
Notary Public

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 01/05/2025

I hearby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.

Gregory Wilkins, Affiant

Subscribed and sworn to before me this 14th day of October, 2022.

Toni R Smart
Notary Public

My commission expires: 01/05/2025

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, TRACY CHURCH, 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 10-14-2022.

Date

Affiant Signature

10-26-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of October, 2022.

Notary's Signature

My Commission Expires: 6/22/26

Date

Notary's Seal (if on paper)

ASHANTI SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2022 030776

1. Decedent's Legal Name			2. Sex	3. Date of Death
RICHARD SCOTT BARNES			MALE	05/02/2022
4. Time of Death (Approx.)	5a. Age	6. Date of Birth	7. Birthplace	
13:32	52	03/20/1970	WINCHESTER, TN	
8a. Place of Death				
DECEDENT'S HOME				
8b. Facility Name		8c. City or Town		8d. County of Death
117 AARONS CRESS BLVD		HERMITAGE		DAVIDSON
9. Marital Status	10. Surviving Spouse (name prior to last marriage)	11a. Decedent's Usual Occupation		11b. Kind of Business/Industry
DIVORCED		LOGISTICS		NISSAN
12. Social Security Number	13a. Residence-State or Foreign Country	13b. County		13c. City or Town
4515	TENNESSEE	DAVIDSON		HERMITAGE
13d. Street and Number		13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?
117 AARONS CRESS BLVD		YES	37076	NO
15. Decedent's Education	16. Decedent of Hispanic Origin?		17. Decedent's Race	
BACHELOR'S DEGREE	NO, NOT SPANISH/HISPANIC/LATINO		WHITE	
18. Father's Name		19. Mother's Name Prior to First Marriage		
RICHARD HUFF BARNES		GLYNDA MARIE DUNCAN		
20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address		
GREG WILKINS	PARTNER	117 AARONS CRESS BLVD, HERMITAGE, TN 37076		
21a. Method of Disposition	21b. Place of Disposition		21c. Location	
CREMATION	MUSIC CITY MORTUARY		NASHVILLE, TN	
22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer		22d. License Number
▶ /e/ AMY POOLE	20570	▶		
23a. Name and Address of Funeral Home				23b. License Number
TRISTAR CREMATION, 4962 LEBANON ROAD, OLD HICKORY, TN 37138				1355
24. Registrar's Signature			25. Date Filed	
▶ /e/ EDWARD G BISHOP III			05/04/2022	

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
▶ /e/ LEILA AUGUST	36329	05/03/2022

27d. Name and Address: LEILA AUGUST 1718 PATTERSON STREET, NASHVILLE, TN 37203

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. RENAL CELL CARCINOMA METASTATIC TO BONES AND SPINE	MONTHS
Sequentially list conditions, if any, leading to the cause. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	b.	
	c.	
	d.	

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

CAUDA EQUINA SYNDROME, PNEUMONIA

29a. Was an Autopsy Performed? NO

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:
NATURAL	PROBABLY	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

PH-1059E

RDA 10110

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.

14264458

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 4 2 6 4 4 5 8

Date Issued: May-05-2022

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

CERTIFICATION OF VITAL RECORD

202210270116203

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **GREGORY JOSEPH WILKINS** DOCKET NO: **22P954**

*It appearing to the Court that **RICHARD SCOTT BARNES** 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 **GREGORY JOSEPH WILKINS**, 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 **August 18th, 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 **GREGORY JOSEPH WILKINS** as **Executor** of the estate of **RICHARD SCOTT BARNES**, deceased, and I do further certify that **GREGORY JOSEPH WILKINS** is still acting **Executor** of the estate of **RICHARD SCOTT BARNES** 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 18th day of August, 2022.

RICHARD R. ROOKER, Clerk

_____ D.C.