THIS INSTRUMENT PREPARED BY:
MARTIN HELLER POTEMPA
& SHEPPARD, PLLC
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This instrument has been prepared by information provided by the parties. No title search was conducted and no representations regarding title have been made by the Drafter.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $0.00.

AFFIANT

Subscribed and sworn to before me, this 21 day of October 2022.

NOTARY PUBLIC
My Commission Expires: 7/3/23

NOTARY PUBLIC STATE OF TENNESSEE DENISE BOBBITT DAVIDSON COUNTY

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Midori Sneed Barstow	**New Owner**	
(NAME)	(NAME)	**08308010800**
1110 Buena Road		
(ADDRESS)	(ADDRESS)	
Knoxville, Tennessee 37919		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 935026 DEEDQC
10/28/2022 09:30:12 AM 13 pgs
Fees: $67.00 Taxes: $0.00

20221028-0116661

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIDORI SNEED BARSTOW, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF KATHERINE BOYD SNEED, TAKEKO OHASHI SNEED, DAVID W. SNEED, AND DOUGLAS F. SNEED** ("GRANTORS") have bargained and sold, and by these presents do transfer and convey unto **MIDORI SNEED BARSTOW** ("GRANTEE") her heirs, successors and assigns, all right, title, and interest in that certain tract or parcel of land in **DAVIDSON COUNTY**, State of Tennessee, described as follows, to wit:

BEING Lot No. 94, on the Map of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for said County.

Said Lot No. 94 fronts 84 feet on the west side of Michell Road, and runs back between lines, 137.2 feet on the north line and 146 feet on the south line, to a deed line in the rear on which it measures 77 feet.

Being the same property conveyed to Alma Louise Sneed and Katherine Boyd Sneed by Warranty Deed from Roscoe D. Jackson and wife, Natalie R. Jackson of record in Book 3955, Page 497-498, Register's Office, Davidson County, Tennessee.

Said Alma Louise Sneed having since died intestate on May 18, 1994, leaving her siblings Katherine Boyd Sneed and James R. Sneed, as her sole heirs-at-law, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20221028-0116059 and 20221028-0116058

The said James R. Sneed having since died testate on March 16, 2019, leaving his wife, Takeko Ohashi Sneed and his three children, Midori Sneed Barstow, David W. Sneed and Douglas F. Sneed as his sole heirs-at-law, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20221028-0116059 and 20221028-0116060

The said Katherine Boyd Sneed having since died testate on February 2, 2021, devising all of her interest in the subject property to Midori (Piyo) Barstow by Last Will and Testament as shown in **Exhibit A**. Decedent's Last Will and Testament was admitted to probate in Case No. 21P386, Probate Court for Davidson County, Tennessee and Midori Barstow was appointed as the Personal Representative of the Estate by entry of the same order, attached hereto as **Exhibit B**.

Midori (Piyo) Barstow is one and the same as Midori Sneed Barstow. Said property is not and has never been the primary residence of any of the Grantors.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **1002 MITCHELL ROAD, NASHVILLE, TENNESSEE 37206.**

[SIGNATURE PAGES TO FOLLOW]

Witness our hands this the 4 day of October, 2022.

Midori Sneed Barstow
Midori Sneed Barstow

Estate of Katherine Boyd Sneed

By: Midori Sneed Barstow
Midori Sneed Barstow, Executrix

STATE OF TN)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MIDORI SNEED BARSTOW**, the within named bargainor, 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, this the 4 day of October, 2022.

Burak Er
Notary Public
My Commission Expires: 12-21-22

BURAK ER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 12-21-2022
KNOX COUNTY

STATE OF TN)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MIDORI SNEED BARSTOW**, in her capacity as Executrix for the Estate of Katherine Boyd Sneed, the within named bargainor, 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, this the 4 day of October, 2022.

Burak Er
Notary Public
My Commission Expires: 12-21-22

BURAK ER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 12-21-2022
KNOX COUNTY

Witness our hands this the 25th day of August, 2022.

Takeko O Sneed

Takeko Ohashi Sneed

STATE OF Hawaii)
COUNTY OF Honolulu) ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAKEKO OHASHI SNEED**, the within named bargainor, 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, this the 25th day of August, 2022.

Notary Public
My Commission Expires: 05/20/2026

KELLAN BRIONES
NOTARY PUBLIC
Comm. No. 18-230
STATE OF HAWAII

Doc. Date: 08/25/2022 # Pages: 6
Name: Kellan Briones First Circuit
Doc. Description: Quitclaim Deed

Notary Signature 08/25/2022 Date

NOTARY CERTIFICATION

KELLAN BRIONES
NOTARY PUBLIC
Comm. No. 18-230
STATE OF HAWAII

Witness our hands this the 25TH day of August, 2022.

David W. Sneed

STATE OF Hawaii)
COUNTY OF Honolulu)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID W. SNEED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of August, 2022.

Notary Public
My Commission Expires: 05/20/2026

KELLAN BRIONES
NOTARY PUBLIC
Comm. No. 18-230
STATE OF HAWAII

Doc. Date: 08/25/2022 # Pages: 6
Name: Kellan Briones First Circuit
Doc. Description: Quitclaim Deed

Notary Signature 08/25/2022 Date
NOTARY CERTIFICATION

KELLAN BRIONES
NOTARY PUBLIC
Comm No. 18-230
STATE OF HAWAII

Witness our hands this the 25TH day of August, 2022.

Douglas F. Sneed

STATE OF Hawaii)
COUNTY OF Honolulu) Cty &

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOUGLAS F. SNEED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of August, 2022.

Notary Public
My Commission Expires: 05/20/2026

KELLAN BRIONES
NOTARY PUBLIC
Comm. No. 18-230
STATE OF HAWAII

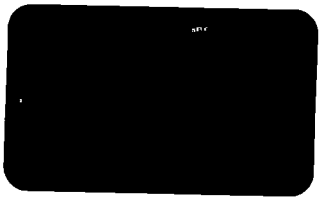
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Notary Signature 08/25/2022 Date
NOTARY CERTIFICATION

KELLAN BRIONES
NOTARY PUBLIC
Comm. No. 18-230
STATE OF HAWAII

COPY

EFILED 04/01/21 11:03 AM CASE NO. 21P386 Richard R. Rooker, Clerk



LAST WILL AND TESTAMENT

OF

KATHERINE BOYD SNEED

I, KATHERINE BOYD SNEED, being a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this instrument to be my Last Will and Testament, hereby revoking all other wills that I may have made heretofore.

ITEM I
APPOINTMENT OF PERSONAL REPRESENTATIVE

I nominate and appoint MIDORI (PIYO) BARSTOW as Executrix of this, my Last Will and Testament, and direct that she not be required to make bond. In the event she predeceases me, dies in a common disaster with me, or is unable or unwilling to serve as Executrix, I nominate and appoint Del (Otey) Barstow, to serve as my representative in the place and stead of the named Executrix. I direct that none of the persons named be required to make bond as my personal representative, and I waive the requirements of filing an inventory and accountings.

ITEM II
DEBTS, EXPENSES AND TAXES

I direct that my personal representative pay all of my just debts and funeral expenses, as well as the cost of the administration of my estate, as soon after my death as practical.

COPY

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ITEM III
PRIMARY TESTAMENTARY DISPOSITION OF ESTATE

I give, devise and bequeath to Midori (Piyo) Barstow my home at 1002 Mitchell Road, Nashville, Tennessee 37206 and all contents within, as well as all personal, mixed or residue property not specifically bequested below.

ITEM IV
SPECIFIC BEQUEST

I hereby give, devise and bequeath all my books to Mike Pettros and Mitch Pettros to share equally.

I hereby give, devise and bequeath $5,000.00 to each of the following:

1. Trinity Lane Church of Christ
2. Disaster Relief Churches of Christ, Inc.
3. Herald of Truth in Abilene, Texas
4. African Christian Schools
5. St. Jude Children's Hospital in Memphis, Tennessee
6. Shriner's Children's Hospital in Louisville, Kentucky

I hereby give, devise and bequeath $1,000.00 to each of the following:

1. Sandra Derseweh
2. Linda Derseweh
3. Mike Pettross
4. Mitch Pettross
5. Wally Reid
6. Bill Brown
7. Brenda Brown
8. Samantha Pendelton
9. Jessica Wong
10. Dr. Mary Martin
11. Del Barstow
12. Aliene Fann

ITEM V
ALTERNATE TESTAMENTARY OF DISPOSITION OF ESTATE

In the event Midori Barstow predeceases me, her share of my estate shall then

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pass entirely to Del Barstow.

In the event Sandra Dersewah predeceases me, her share of my estate shall then pass to Linda Dersewah.

In the event Linda Dersewah predeceases me, her share of my estate shall then pass to Sandra Dersewah.

In the event Mike Pettross predeceases me, his share of my estate shall then pass to Mitch Pettross.

In the event Mitch Pettross predeceases me, his share of my estate shall then pass to Mike Pettross.

In the event Bill Brown predeceases me, his share of my estate shall then pass to Brenda Brown.

In the event Brenda Brown predeceases me, her share of my estate shall then pass to Bill Brown.

In the event Wally Reid, Samantha Pendelton, Jessica Wong, Dr. Mary Martin, or Ailene Fann should predecease me, their respective share of my estate shall lapse back into my primary estate.

In the event Del Barstow should predecase me, his share of my estate shall pass to Midori Barstow.

IN WITNESS WHEREOF, I have hereunto set my hand to this, My Last Will and Testament, at Nashville, Tennessee, this 5 day of November, 2019, consisting of five (5) typewritten pages, including the attestation clause.

Katherine Boyd Sneed

Katherine Boyd Sneed, Testatrix

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The foregoing instrument was signed, published and declared by the Testatrix, Katherine Boyd Sneed, as and for her Last Will and Testament, in the sight and presence of us and each of us and we at the same time at her request and her sight and presence and in the sight and presence of each other in believing her to be of sound mind have hereunto subscribed our names as attesting witnesses on this 5 day of Nvoember, 2019.

Witness

1000 Calvert St.
Address

Nashville, TN 37216

Witness

Address

COPY

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AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, the undersigned, being first duly sworn, make Oath; that the Testatrix, Katherine Boyd Sneed, on the 5 day of November, 2019, declared and signified to us the foregoing instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and in the presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the forgoing instrument, Katherine Boyd Sneed, was more than 18 years of age and we believed her 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 on the day and date above written.

This Affidavit is made and written under the provisions of the Tennessee Code Annotated §32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testatrix for proof as to the execution of said will.

Affiant

Affiant

Sworn to and subscribed before me, this 5 day of November, 2019.

Notary Public

My Commission Expires: 7/3/23

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT
STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY
(PROBATE DIVISION)

17
21P386
Mar 31, 2021
PILKINTON

IN RE:
ESTATE OF
KATHERINE BOYD SNEED

Docket No: 21P386
NOTICE OF ENTRY REQUEST

[redacted]

ORDER PROBATING LAST WILL AND TESTAMENT AND OPENING ESTATE FOR FULL ADMINISTRATION

A petition to probate the Last Will and Testament of the decedent, Katherine Boyd Sneed, was filed by Midori Barstow, represented by attorney Gary W. Temple. Due to Tennessee Supreme Court order number ADM2020-00428 (re-issued on January 15, 2021, and again on February 12, 2021) banning in-court proceedings through mid-March and encouraging remote hearings thereafter, this case was set for review on March 31, 2021, without a hearing by Special Master Scott Pilkinton, acting under the authority of T.C.A. § 17-2-123(a).

The Court finds that Katherine Boyd Sneed died on February 2, 2021, at the age of eighty-seven. The decedent was domiciled in Tennessee and resided in Davidson County, giving this Court jurisdiction and venue to review this case.

The Petitioner has presented to the Court a document purported to be the Last Will and Testament of the decedent. The court finds the witnessed written will, dated November 5, 2019, was properly executed by the decedent and witnessed by at least two witnesses pursuant to T.C.A. § 32-1-104, which is properly proven by at least one witness by affidavit as allowed by T.C.A. § 32-2-110. This Court also finds the proposed personal representative is qualified and proper to serve as the fiduciary of this estate under the law of Tennessee.

It is therefore **ORDERED, ADJUDGED,** and **DECREED** the Last Will and Testament of Katherine Boyd Sneed, dated November 5, 2019, is hereby admitted to probate.

It is further **ORDERED, ADJUDGED,** and **DECREED** that the Probate Court Clerk shall issue Letters Testamentary to **MIDORI BARSTOW** as the Personal Representative of this Estate, who shall have the following requirements in addition to any other statutory requirements:

BOND: **WAIVED:** Bond is waived by the decedent's will and shall not be required, pursuant to T.C.A. § 30-1-201(a)(1)(A).

INVENTORY: **WAIVED:** Inventory is waived by the decedent's will and shall not be required, pursuant to T.C.A. § 30-2-301(a).

ACCOUNTING: **WAIVED:** Accounting is waived by the decedent's will and shall not be required, pursuant to T.C.A. § 30-2-601(a)(4)(A).

STATUS REPORT: **REQUIRED:** A status report of the estate is due on July 5, 2022,

TENNCARE NOTICE: **REQUIRED:** Within sixty days the Personal Representative shall execute and file with the clerk of the Court an affidavit that the Bureau of TennCare has been notified of the decedent's death pursuant to T.C.A. § 71-5-116 since the decedent was older than fifty-five at death.

BENEFICIARY NOTICE: **REQUIRED:** Within sixty days, the Personal Representative, unless the sole beneficiary of the estate, shall file with the clerk of the Court an affidavit that the copies of the Will as required by T.C.A § 30-2-301(b) have been mailed or delivered to the beneficiaries of this estate, and an explanation of efforts to identify and locate beneficiaries, if any, to whom copies have not yet been sent.

It is further **ORDERED, ADJUDGED,** and **DECREED** the Probate Court Clerk shall publish notice to creditors as the decedent died less than a year ago. The Probate Court Clerk is not required to send notice to the Department of Revenue for Tennessee inheritance tax purposes since the decedent died after 2015, pursuant to T.C.A. §§ 67-8-318, 425, & 507.

1028

Special Master Scott Pilkinton