This Instrument Prepared By:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 935637 DEEDQC
10/31/2022 11:21:30 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20221031-0117313

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chandra D'Ann Merryman, Michael Dwayne Dycus, Cory Daine Dycus, Graden Ray Dycus, and Justin Daniel Orme,** "Grantor," conveys and quitclaims unto **Beverly Gayle Dycus and Glenda Joy Clark,** "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot (s) 141, as shown on the map entitled Windsor Green, Phase I, Section II, of record as Plat Book 6250, page 45, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nova June Pursell, a one-half undivided interest, Beverly Gayle Dycus, a one-fourth undivided interest, and Glenda Joy Clark a one-fourth undivided interest, by Warranty Deed from Michael Dwayne Dycus and wife, Beverly Gayle Dycus, Myra Kay Bell, a single person, and Lesia Dale Hale and husband, David Ellis Hale, of record in Instrument No. 20121003-0090573, in the Register's Office of Davidson County, Tennessee, dated September 21, 2012 and recorded on October 03, 2012. The said Nova June Pursell having since died testate on April 08, 2022, Chandra Merryman, Michael Dycus, Cory Dycus, Graden Dycus, and Justin Orme, convey their interest in the subject property herein as beneficiaries of the Last Will and Testament of Nova June Groover Pursell, attached hereto as Exhibit A.

Grantors aver that subject property was none of their respective marital residences.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS the Grantor's hand on this 13th day of October 2022

X Chandra D'Ann Merryman
Chandra D'Ann Merryman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13 **day of October, 2022, before me personally appeared** Chandra D'Ann Merryman **to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 13th **day of October, 2022.**

Martha W. Lasseter
Notary Signature
My commission expires: 01/06/2025

MARTHA W. LASSETER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Property Address: 109 HARDWICK CT, GOODLETTSVILLE, TN 37072 Name and Address of New Owner: **Beverly Gayle Dycus and Glenda Joy Clark** 109 Hardwick Ct. Goodlettsville, TN 37072 Send Tax Bills To: **Beverly Gayle Dycus and Glenda Joy Clark** 109 Hardwick Ct. Goodlettsville, TN 37072 Parcel I.D. Number: 026 07 0 035.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0 Beverly Gayle Dycus Glenda Joy Clark AFFIANT Subscribed and sworn to before me this 13th day of October, 2022. Martha W. Lasseter NOTARY PUBLIC Commission expires: 01/06/2025

MARTHA W. LASSETER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

WITNESS the Grantor's hand on this 13th day of October 2022

Justin Daniel Orme

MARTHA W. LASSETER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of October, 2022, before me personally appeared Justin Daniel Orme **to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 13th day of October, 2022.

Martha W. Lasseter
Notary Signature
My commission expires: 01/06/2025

Property Address: 109 HARDWICK CT, GOODLETTSVILLE, TN 37072 Name and Address of New Owner: **Beverly Gayle Dycus and Glenda Joy Clark** 109 Hardwick Ct. Goodlettsville, TN 37072 Send Tax Bills To: **Beverly Gayle Dycus and Glenda Joy Clark** 109 Hardwick Ct. Goodlettsville, TN 37072 Parcel I.D. Number: 026 07 0 035.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0 AFFIANT Subscribed and sworn to before me this 13th day of October, 2022. Martha W. Lasseter NOTARY PUBLIC Commission expires: 01/06/2025

MARTHA W. LASSETER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

WITNESS the Grantor's hand on this 13th day of October 2022

X _____

Michael Dwayne Dycus

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th **day of October, 2022, before me personally appeared** Michael Dwayne Dycus **to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 13th **day of October, 2022.**

_____
Notary Signature
My commission expires: 01/06/2025

MARTHA W. LASSETER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Property Address:
109 HARDWICK CT,
GOODLETTSVILLE, TN 37072

Name and Address of New Owner:
Beverly Gayle Dycus and Glenda Joy Clark
109 Hardwick Ct. Goodlettsville, TN 37072

Send Tax Bills To:
Beverly Gayle Dycus and Glenda Joy Clark
109 Hardwick Ct. Goodlettsville, TN 37072

Parcel I.D. Number:
026 07 0 035.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0

_____
AFFIANT

Subscribed and sworn to before me this 13th day of October, 2022.

_____
NOTARY PUBLIC

Commission expires: 01/06/2025

MARTHA W. LASSETER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

WITNESS the Grantor's hand on this 14th day of October 2022

X _____
Cory Daine Dycus

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th **day of October, 2022, before me personally appeared** Cory Daine Dycus **to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 14th **day of October, 2022.**

Martha W. Lasseter
Notary Signature
My commission expires: 01/06/2025

MARTHA W. LASSETER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Property Address: 109 HARDWICK CT, GOODLETTSVILLE, TN 37072 Name and Address of New Owner: **Beverly Gayle Dycus and Glenda Joy Clark** 109 Hardwick Ct. Goodlettsville, TN 37072 Send Tax Bills To: **Beverly Gayle Dycus and Glenda Joy Clark** 109 Hardwick Ct. Goodlettsville, TN 37072 Parcel I.D. Number: 026 07 0 035.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0 Beverly Gayle Dycus / Glenda J. Clark AFFIANT Subscribed and sworn to before me this 14th day of October, 2022. Martha W. Lasseter NOTARY PUBLIC Commission expires 01/06/2025

MARTHA W. LASSETER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

WITNESS the Grantor's hand on this 13th day of October 2022

Graden Ray Dycus

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th **day of October, 2022, before me personally appeared** Graden Ray Dycus **to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 13th **day of October, 2022.**

Martha W. Lasseter
Notary Signature
My commission expires:

MARTHA W. LASSETER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Property Address:
109 HARDWICK CT,
GOODLETTSVILLE, TN 37072

Name and Address of New Owner:
Beverly Gayle Dycus and Glenda Joy Clark
109 Hardwick Ct. Goodlettsville, TN 37072

Send Tax Bills To:
Beverly Gayle Dycus and Glenda Joy Clark
109 Hardwick Ct. Goodlettsville, TN 37072

Parcel I.D. Number:
026 07 0 035.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0

AFFIANT

Subscribed and sworn to before me this 13th day of October, 2022.

Martha W. Lasseter
NOTARY PUBLIC

Commission expires: 01/06/2025

MARTHA W. LASSETER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

EXHIBIT A

LAST WILL AND TESTAMENT

OF

NOVA JUNE GROOVER PURSELL

I, Nova June Groover Pursell of Madison, Davidson County, Tennessee, declare that this is my Last Will and Testament and I hereby revoke all other wills and codicils that I have made.

ARTICLE I

CO-EXECUTRIX AND TRUSTEE

I appoint Beverly Gayle Dycus and Glenda Joy Clark as co-executrix of this will. In the event that either Beverly Gayle Dycus or Glenda Joy Clark predeceases me, or for any other reason is unable serve, then I designate that other named co- executrix shall serve as the sole executrix under this will.

ARTICLE II

PAYMENT OF DEBTS AND TAXES

A. I direct that my co-executrix pay my debts, expenses of my last illness, funeral expenses, costs of administration, and claims allowed in the administration of my estate from the principal of my residuary estate.

B. I direct my co-executrix to pay out of the principal of my residuary estate all inheritance, transfer, estate and similar taxes (including interest and penalties), assessed or payable by reason of my death on any property or interest in property which is included in my estate for the purpose of computing such taxes. My co-executrix shall not require any recipient of such property or interest in such property to reimburse my estate for taxes paid under this paragraph except to the extent my co-executrix has a right by law or otherwise to recover taxes payable by reason of property in which I have an income interest for life and for which a marital deduction was previously elected and allowed.

ARTICLE III

PROPERTY

All my residuary estate which I define as all real and personal property, wherever situated and whenever acquired by me in which I have any interest at the time of my death, including property in which I have a reversionary interest, or interest in any option to purchase, and all property which is not otherwise effectively disposed of under this Will (but excluding any property over which I have a power of appointment at my death), and which is not otherwise disposed of herein I leave as follows:

202210310117313

1. I leave Forty-Five percent (45%) of my residuary estate to my daughter, Beverly Gayle Dycus.

2. I leave Forty-Five percent (45%) of my residuary estate to my daughter, Glenda Joy Clark

3. I leave the remainder of my residuary estate to be divided equally between my grandchildren Chandra D'Ann Merryman, Michael Dwayne Dycus, Cory Daine Dycus, Graden Ray Dycus and Justin Daniel Orme.

ARTICLE IV

FIDUCIARY POWERS

A.1. In the administration of any property in my estate, whether owned by me at the time of my death or subsequently acquired by my co-executrix, my co-executrix shall have the powers as provided in the Tennessee Code Annotated Section 35-50-110 as amended from time to time or as similarly provided in other sections of Tennessee law, to be exercised as the co-executrix, in their discretion, determine to be the best interests of the beneficiary.

2. If my co-executrix elect to file joint income tax returns with my spouse, or consents to treat gifts made by either of us during my life as made one-half by each of us, my co-executrix may, in its discretion, pay out of the principal of my estate the entire amount or any part of the tax due.

3. My co-executrix shall have the power and discretion, to select assets to be sold by my estate for the payment of debts, taxes and pecuniary legacies in a manner that will minimize the recognition by my estate of gain for federal income tax purposes. My co-executrix shall have the right to exercise any options and elections under the tax laws applicable to my estate, as the co-executrix determine should be made. No compensating adjustments between income and principal, nor with respect to any bequest or devise, shall be made even though the options and elections may affect the interests of the beneficiaries. The action of my co-executrix with respect to options and elections made shall be conclusive and binding upon all beneficiaries.

Whenever any reference is made to co-executrix, trustee, or custodian, then the singular shall include the plural and the masculine shall include the feminine and neuter gender.

I now sign this will in the presence of the witnesses whose names appear below, and request that they witness my signature and attest to the due execution of this my will this 9th day of January 2012..

202210310117313

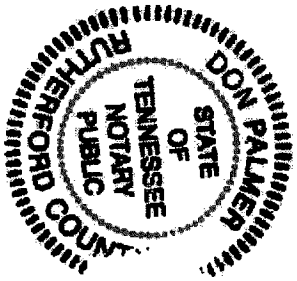
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, of said county, Jeff Williams with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged executing the foregoing Affidavit for the purposes therein contained.

Witness my hand and seal this 9th day of January 2012.

Notary Public

My Commission Expires: 12/22/13



202210310117313

Nova June Groover Pursell
Nova June Groover Pursell

Nova June Groover Pursell, in our presence, signed and published this instrument. Before he signed it, he declared to us that it was his will and requested that we act as witnesses to its due execution. We in his presence and in the presence of each other signed our names as witnesses, all of which was done on the date of this instrument.

Witness

1769 Woods Ferry Rd.
Gallatin, TN 37066

Witness

5673 Oaks Drive
Brentwood TN 37027

202210310117313

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Kimberly Woods and Jeff Williams, being severally and duly sworn, depose and say as follows:

We are acquainted with Nova June Groover Pursell who executed the instrument annexed hereto, consisting of three (3) typewritten pages dated the 9th day of January 2012, on that date, by subscribing her name at the end thereof in the presence of each of us.

At the time of subscribing said will, Nova June Groover Pursell declared the instrument so subscribed by her to be her Last Will and Testament, and requested that we sign our names thereto as witnesses at the end of said instrument. Upon her request we so signed our names in her sight and presence, and in the sight and presence of each other.

At the time of signing said Last Will and Testament Nova June Groover Pursell was known to us to be past the age of eighteen years, and in our opinion was of sound mind, memory and understanding, and not under any restraint or in any respect incompetent to make a Last Will and Testament.

This affidavit is made at the request of Nova June Groover Pursell.

The annexed Last Will and Testament was examined by the undersigned witnesses at the time this affidavit was made.

Kimberly Woods

Jeff Williams

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, of said county, Kimberly Woods with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged executing the foregoing Affidavit for the purposes therein contained.

Witness my hand and seal this 9th day of January 2012.

Don Palmer
Notary Public

My Commission Expires: 12/22/13

DON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

202210310117313

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 10/19/2022 (date of document).

Affiant Signature

10/19/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025