THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 936204 DEEDQC
11/01/2022 09:54:28 AM 8 pgs
Fees: $42.00 Taxes: $0.00

20221101-0117772

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.

Cynthia Lee Crocker Executrix

CYNTHIA LEE CROCKER, *Executrix*

Subscribed and sworn to before me, this the 29 day of September 2022.

NOTARY PUBLIC

My Commission Expires: 11/20/2022

EXECUTOR'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cynthia Lee Crocker & James Tony Anderson 6824 River Ridge Drive Nashville, TN 37221	New Owner	142130C17000CO

WHEREAS, Mabel Frances Anderson (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee on December 3, 2021. Decedent's Last Will and Testament dated April 27, 2004 (the "Will"), was admitted to probate on September 8, 2022, under Docket Number 22P1041 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1**.

WHEREAS, by entry of the same Order, Cynthia Lee Crocker was appointed as the Personal Representative of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**.

WHEREAS, Decedent was unmarried at the time of her death. She was survived by her two children, Cynthia Lee Crocker and James Tony Anderson. No other children were born to or adopted by Decedent during her lifetime.

WHEREAS, Cynthia Lee Crocker and James Tony Anderson are Decedent's sole heirs at law and are the sole residuary beneficiaries of Decedent's Will. Pursuant to Tenn. Code Ann.

§ 31-2-103, Decedent's interest in the Property vested in Cynthia Lee Crocker and James Tony Anderson immediately upon Decedent's death in equal parts.

WHEREAS, Cynthia Lee Crocker, in her capacity as Executrix of Decedent's Estate, hereby memorializes said vesting in **CYNTHIA LEE CROCKER** and **JAMES TONY ANDERSON** in certain real property located in Davidson County, Tennessee, specifically described as follows:

Unit No. 9221 (Parcel No. 170), together with the carport designated No. 9221-C, in RIVER PLANTATION, SECTION ELEVEN, PHASES, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in Instrument No. 200009 18-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument No. 20010131-0009315, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 5, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seg., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20010131-0009315, and Plat of record in Instrument No. 20000918-0092190; and Section Eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument No. 20010905-0095982, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-II Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, page 745, et. seq., as re-recorded in Book 7900, page 945 Register's Office for said County.

Being the same property conveyed to Mabel Frances Anderson by quitclaim deed from Katherine N. Flynn, of record in Instrument No. 20110217-0013542, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **9221 Sawyer Brown Road, Nashville, Tennessee 37221.**

The legal description provided herein is exactly the same as in the prior recorded deed. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

~~**TO HAVE AND TO HOLD THE** property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, its successor and assigns, forever; and the Executrix hereby transfers, assigns and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executrix but not further or otherwise.~~ KA 10/27/22

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23 day of September 2022.

ESTATE OF MABEL FRANCES ANDERSON

Cynthia Lee Crocker Executrix

CYNTHIA LEE CROCKER, *Executrix*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CYNTHIA LEE CROCKER**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Executrix** of the **ESTATE OF MABEL FRANCES ANDERSON** and in her capacity as such **Executrix**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this the 23 day of September 2022.

NOTARY PUBLIC

My Commission Expires: 11/08/2022

WILLIAM ANDERSON LITTLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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

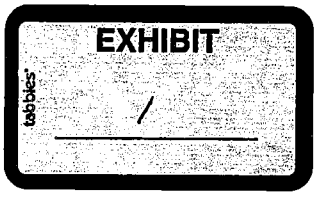
IN RE: THE ESTATE OF MABEL FRANCES ANDERSON, Decedent.	)))	**No. 22P1041**

ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

This cause came to be heard this the 8th day of September 2022, before the Honorable Andra Hedrick, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Cynthia Crocker, Petitioner. Based upon the unopposed Petition, a review of the record as a whole, the 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. The original Last Will and Testament of Decedent, executed on April 27, 2004, was properly executed and witnessed by two persons. The Attestation Clause of the witnesses is attached to the Last Will and Testament. 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 Last Will and Testament of the Decedent, dated April 27, 2004, shall be admitted for the purpose of probate. Notice to Creditors shall be given by the Clerk of the Court through publication or as otherwise required by law.



EFILED 09/08/22 10:18 [illegible], Clerk

It is, further, **ORDERED** that Petitioner, Cynthia Crocker, shall be appointed Executrix of the Estate of Mabel Frances Anderson. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirements of posting a Bond, filing an Inventory, and filing Interim and Final Accountings are waived pursuant to the provisions of Decedent's Last Will and Testament.

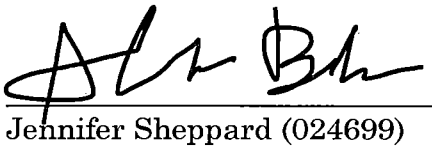
It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED**.

ENTERED this _____ day of _____ 2022.

_____
HONORABLE ANDRA HEDRICK

APPROVED FOR ENTRY:



Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212
(615) 800-7096 Office
jsheppard@mhpslaw.com
abarber@mhpslaw.com
knyquist@mhpslaw.com

Attorneys for the Estate

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 below:

Cindy Crocker
6824 River Ridge Drive
Nashville, TN 37221

James "Tony" Anderson
2174 Key Drive
Brentwood, TN 37027

this 1st day of September 2022.

Adam Barber

Case Title: CROCKER V ANDERSON

Case Number: 22P1041

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **CYNTHIA LEE CROCKER** DOCKET NO: **22P1041**

*It appearing to the Court that **MABEL FRANCES ANDERSON** has died leaving a written Will in which you are appointed **Executrix** 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 **CYNTHIA LEE CROCKER**, 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, Joseph P. Day, Clerk of the Probate Court, at office, this September 8th, 2022.

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, 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 **CYNTHIA LEE CROCKER** as **Executrix** of the estate of **MABEL FRANCES ANDERSON**, deceased, and I do further certify that **CYNTHIA LEE CROCKER** is still acting **Executrix** of the estate of **MABEL FRANCES ANDERSON** 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 8th day of September, 2022.

JOSEPH P. DAY, Clerk

_____ D.C.

EXHIBIT

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