Karen Johnson Davidson County
Batch# 936862 DEEDQC
11/02/2022 10:37:43 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221102-0118286

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 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.

ADAM BROWN, Executor

Subscribed and sworn to before me, this 27th day of October 2022.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

NOTARY PUBLIC ASHLEI A. STATE OF TENNESSEE DAVIDSON COUNTY

EXECUTOR'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam Brown 4317 Camacho St. Austin, TX 78723	New Owner	146-6-68

WHEREAS, H. Jackson Brown, Jr. (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee. Decedent's Last Will and Testament dated October 23, 2020 (the "Will"), was admitted to probate on February 11, 2022, under Docket Number 21P143 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto **Exhibit 1**.

WHEREAS, by entry of the same Order, Adam Brown was appointed as the Executor 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 his death. The only named Beneficiary in Decedent's Will and Decedent's sole heir-at-law was his son, Adam Brown. Pursuant to Tenn. Code Ann. § 31-2-103, Decedent's interest in the Property vested in Adam Brown immediately upon death of the Decedent in fee simple absolute.

WHEREAS, Adam Brown, in his capacity as Executor of Decedent's Estate, hereby memorializes said vesting in **ADAM BROWN** in certain real property located in Davidson County, Tennessee, specifically described as follows:

Land in Davidson County, Tennessee, being Lot 47 on the Plan of Treemont, as of record in Plat Book 6250, page 895-897, Register's Office for said County, to which plan reference is made for

a more complete description.

Being the same property conveyed to H. Jackson Brown, Jr. and wife, Rosemary C. Brown, by deed from Nevin H. Downs and wife, Myrtianne Downs, of record in book 9002, page 466-468, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to H. Jackson Brown, Jr. by quitclaim deed from Rosemary C. Brown, of record in Instrument No. 20100505-0033952, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **4919 TYNE VALLEY BLVD, NASHVILLE, TN 37220**.

The legal descriptions 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27th day of October 2022.

ESTATE OF H. JACKSON BROWN, JR.

ADAM BROWN, *Executor for the Estate*

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 **Adam Brown**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Executor** of the **Estate of H. Jackson Brown, Jr.**, and in his capacity as such **Executor**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of OCTOBER 2022.

Notary Public
My Commission Expires: 5-9-2023

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT 1

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

IN RE: ESTATE OF	)	
HORACE JACKSON BROWN, Jr.	)	**No. 21P143**
Deceased.	)	

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

A petition to probate the Last Will and Testament of the decedent, Horace Jackson Brown Jr., was filed by Adam Brown, represented by attorneys Jennifer Sheppard and Scott Pilkinton. On February 11, 2022, this Court granted by separate order the petitioner's motion to expedite review of this petition due to good cause shown, and as a result this Court reviewed this petition on February 11, 2022, without a hearing.

The court finds that Horace Jackson Brown Jr. died on November 30, 2021, at the age of eighty-one while a resident of Davidson County, Tennessee. The court further finds the document presented to the Court, a holographic will dated October 23, 2020, was entirely handwritten and signed by the decedent as proven by two witnesses by affidavit as allowed by T.C.A. § 32-2-110, and therefore is proper for probate. Finally, the Court finds the proposed personal representative, Adam Brown, is qualified and proper to serve as fiduciary of this estate.

It is therefore **ORDERED, ADJUDGED,** and **DECREED** the Last Will and Testament of Horace Jackson Brown, Jr., dated October 23, 2020, shall be admitted to probate.

It is further **ORDERED, ADJUDGED,** and **DECREED** that the Probate Court Clerk shall issue Letters Testamentary to **ADAM BROWN** as the Personal

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Representative of this estate, and the Personal Representative shall have the following requirements in addition to any others required by statute:

Bond: WAIVED, as the will waived bond;

Inventory: WAIVED, as the personal representative is also the sole beneficiary of this estate;

Accounting: WAIVED, as the personal representative is also the sole beneficiary of this estate;

Status Report: REQUIRED, and shall be due within fifteen months from the date this order is entered, then on this date annually until the estate is closed by court order;

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.

Finally, it is **ORDERED**, **ADJUDGED**, and **DECREED** the Clerk and Master shall publish notice to creditors as the decedent died less than a year ago.

It is so **ORDERED**.

ENTERED this, the 11th day of Feb 2022.

HONORABLE RANDY KENNEDY

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APPROVED FOR ENTRY:



Jennifer Sheppard (024699)
Scott Pilkinton (030300)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212
(615) 800-7096 Office
jsheppard@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:

Adam Brown
4317 Camacho St.
Austin, TX 78723

This the 10th day of February 2022,



Jennifer Sheppard

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EXHIBIT 2

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **ADAM BROWN** DOCKET NO: **22P143**

*It appearing to the Court that **HORACE JACKSON BROWN JR** 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 **ADAM BROWN**, 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 **February 23rd, 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 **ADAM BROWN** as **Executor** of the estate of **HORACE JACKSON BROWN JR**, deceased, and I do further certify that **ADAM BROWN** is still acting **Executor** of the estate of **HORACE JACKSON BROWN JR** 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 _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.