Karen Johnson Davidson County
Batch# 944858 DEEDQC
11/28/2022 10:45:32 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20221128-0124492

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

KATIE AESCHLIMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

Affiant

Subscribed and sworn to before me, this 18 day of NOVEMBER 2022.

NOTARY PUBLIC
My Commission Expires: May 5, 2025

EXECUTOR'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah Thomas, *et. al.* P.O. Box 160754 Nashville, TN 37216	New Owner	Parcel 1:**04207009700** Parcel 2: **07203000600** Parcel 3: **06103005100**

WHEREAS, Walter M. Gothard (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee on December 31, 2021. Decedent's Last Will and Testament dated February 13, 1979 (the "Will"), was admitted to probate on September 8, 2022, under Docket Number 22P1034 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, Deborah Thomas and Keith Gothard were appointed as the Personal Representatives of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**.

WHEREAS, Decedent was predeceased by his wife, Naomi D. Gothard who passed away on October 12, 2007. A copy of her obituary is attached hereto as **Exhibit 3**. Decedent never remarried following her death.

WHEREAS, Decedent was survived by his two children, Deborah Thomas and Keith Gothard. No other children were born to or adopted by Decedent during his lifetime.

WHEREAS, Deborah Thomas and Keith Gothard 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 R Deborah Thomas and Keith Gothard immediately upon Decedent's death in equal parts.

WHEREAS, Deborah Thomas and Keith Gothard, in their capacities as Personal Representatives of Decedent's Estate, hereby memorialize said vesting in **DEBORAH THOMAS** and **KEITH GOTHARD** as tenants in common, in the following **THREE PARCELS** of real property located in Davidson County, Tennessee:

PARCEL ONE (04207009700):

Being lot No. 29 on the Plan of Bonnie Brae, Section 5, as of record in Book 3600, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 135 feet on the westerly side of North Summerfield Drive and extends back 307.8 feet on the northerly line and 294.65 feet on the southerly line to a dead line, measuring 135.78 feet thereon.

Being the same property conveyed to Walter M. Gothard and wife, Naomi D. Gothard by Warranty Deed from Ralph J. McDonald and wife, Doris S. McDonald on July 16, 1973 and recorded on July 20, 1973, in Book 4729, Page 557, Register's Office for Davidson County, Tennessee. The said Naomi D. Gothard having since died on October 12, 2007, leaving Walter M. Gothard as surviving tenant by the entirety.

This is improved property commonly known as: **809 NORTH SUMMERFIELD DRIVE, MADISON, TENNESSEE 37115.**

PARCEL TWO (07203000600):

Beginning on the westerly margin of the Gallatin Road at a point 60 feet south of the intersection of lots nos. 3 and 4 on said plan; thence in a westerly direction 150 fee to a point; thence in a northerly direction 60 feet to the intersection of lots Nos. 3 and 4 on said plan; thence with the line between said lots and lots nos. 3 and 11, westwardly 215 feet; thence south 1 ½ degrees west 164.6 feet to a point 30 feet north of a corner of lots Nos. 2 and 3, thence eastwardly 297.5 feet to the westerly margin of the Gallatin Road at a point 56 feet north of the corner of lots Nos. 2 and 3; thence with said road northwardly 66 feet to the point of beginning.

Included in the above description but expressly excluded therefrom is that piece of property conveyed to William R. McDougal and wife, Laura Graham McDougal, of record in Book 1637, page 462, Register's Office for Davidson County, Tennessee, more fully described as follows:

Being in the Eleventh Civil District of Davidson County, Tennessee, and a part of Lot No. 3 of Patterson and Young Subdivision of record in Book 547, page 38, R.O.D.C., Tennessee. Being that part of said lot beginning at an iron pin 150 feet from the westerly margin of the Gallatin Road along the northerly margin of Lot No. 3 of the Patterson and Young Subdivision recorded in Book 547, page 38, R.O.D.C., Tennessee; thence with the northerly margin of Lot No. 3 north 63 degrees 0 feet west 215 feet to a post; thence south 1 degree 30 feet west, 174.5 feet with the westerly margin of Lot No. 3 to a point; thence south 8 degrees 26 feet east, 165.1 feet to an iron pin; thence north 27 degrees 0 feet east 89.0 feet to an iron pin; thence north 63 degrees 0 feet

east 18.5 feet; thence north 27 degrees 0'east 60 feet to the point of beginning.

Being the same property conveyed to Walter M. Gothard and wife, Naomi D. Gothard by Installment Deed from Frances W. Adams on April 11, 1979 and recorded on April 12, 1979 in Book 5420, Page 427-434, Register's Office for Davidson County, Tennessee. Said Installment Deed became paid in full, and a release of lien was recorded on August 10, 1989, in Book 7911, Page 188. The said Naomi D. Gothard having since died on October 12, 2007, leaving Walter M. Gothard as surviving tenant by the entirety.

This is improved property commonly known as: **3623 GALLATIN ROAD, NASHVILLE, TENNESSEE 37216.**

PARCEL THREE (06103005100):

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Lindell Heights, as of record in Book 1835, page 14, said Register's Office.

Said Lot No. 2 fronts 87 feet on the west side of Grinstead Place and runs back between parallel lines 150 feet to the east right of way of the L&N Railroad.

Being the same property conveyed to Walter Maurice Gothard and wife, Naomi Denning Gothard by Warranty Deed from Walter Lee Gothard and wife, Athon Taylor Gothard on May 26, 1989 and recorded on June 15, 1989 in Book 7865, Page 262, Register's Office for Davidson County, Tennessee. The said Naomi D. Gothard having since died on October 12, 2007, leaving Walter M. Gothard as surviving tenant by the entirety.

This is improved property commonly known as: **4703 GRINSTEAD PLACE, NASHVILLE, TENNESSEE 37216.**

The legal descriptions provided herein are the same as in the prior recorded deeds. Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect each premises.

IN WITNESS WHEREOF, Grantors has executed this instrument on this the 31 day of October 2022.

ESTATE OF WALTER M. GOTHARD

Deborah D Thomas

DEBORAH THOMAS, *Personal Representative*

Keith Gothard

KEITH GOTHARD, *Personal Representative*

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 **Deborah Thomas**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Personal Representative** of the **Estate of Walter M. Gothard** and in her capacity as such **Personal Representative**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of October 2022.

Notary Public
My Commission Expires: 1/11/2026

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 11, 2026

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 **Keith Gothard**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Personal Representative** of the **Estate of Walter M. Gothard** and in his capacity as such **Personal Representative**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of October 2022.

Notary Public
My Commission Expires: 1/11/2026

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 11, 2026

EFILED 09/08/22 10:15 AM CASE NO. 22P1034 Joseph P. Day, Clerk

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

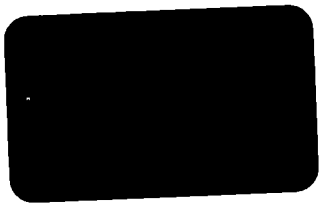
IN THE ESTATE OF	)	
WALTER M. GOTHARD,	)	**No. 22P1034**
Decedent.	)	

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, Judge of the Seventh Circuit Court of Nashville and Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Deborah Thomas and Keith Gothard, Petitioners. 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 February 13, 1979, was properly executed and witnessed by two persons. Decedent's Codicil No. 1 to the Last Will and Testament dated June 2, 1987, was properly executed and filed together with Decedent's Last Will and Testament. 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 February 13, 1979, and Codicil No. 1 to the Last



EFILED 09/08/22 10:15 AM CASE NO. 22P1034 Joseph P. Day, Clerk

Will and Testament dated June 2, 1987, 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.

It is, further, **ORDERED** that Petitioners, Deborah Thomas and Keith Gothard, shall be appointed as Co-Executors of the Estate of Walter M. Gothard. 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 and Codicil.

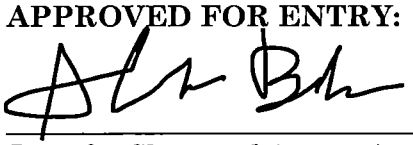
It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

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
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jsheppard@mhpslaw.com
abarber@mhpslaw.com
knyquist@mhpslaw.com

Attorneys for the Estate

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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:

Deborah Thomas
P.O. Box 160754
Nashville, TN 37216

Keith Gothard
813 North Summerfield Dr
Madison, TN 37115

this 6th day of September 2022.

Adam Barber

EFILED 09/08/22 10:15 AM CASE NO. 22P1034 Joseph P. Day, Clerk

Case Title: THOMAS V GOTHARD

Case Number: 22P1034

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: **DEBORAH THOMAS and KEITH GOTHARD** DOCKET NO: **22P1034**

*It appearing to the Court that **WALTER M. GOTHARD** has died leaving a written Will in which you are appointed **Co-Executors** 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 **DEBORAH THOMAS and KEITH GOTHARD**, 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 **DEBORAH THOMAS and KEITH GOTHARD** as **Co-Executors** of the estate of **WALTER M. GOTHARD**, deceased, and I do further certify that **DEBORAH THOMAS and KEITH GOTHARD** are still acting **Co-Executors** of the estate of **WALTER M. GOTHARD** 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 8 day of Sept., 2022.

JOSEPH P. DAY, Clerk

_____ D.C.

[redacted]

Naomi (Denning) Gothard

nwtntoday.com/2007/10/18/naomi-denning-gothard/

By Editor | October 18, 2007 | 0

The Messenger. 10.18.07
Naomi (Denning) Gothard, 71, of Madison, a former resident of this area, died Oct. 12, 2007, at Skyline Medical Center in Nashville.
A memorial service was held Tuesday at Christ Church Cathedral in Nashville, with the Revs. Anne B. Stevenson and J. David Miller officiating.
Woodlawn-Roesch-Patton Funeral Home in Nashville was in charge of arrangements.
She was born Sept. 9, 1936, in Troy, daughter of the late O.E. and Ople L. (Wicker) Denning. She was a 1954 graduate of the former Troy High School and she attended the former Memphis State University.
She and her husband, Walter Gothard, who survives, were the owners and operators of Inglewood Pharmacy in Nashville. She had also worked at the Nashville Area Chamber of Commerce visitors' center until her retirement in March.
She is also survived by her son and daughter-in-law, Keith Gothard and Charlotte Scott of Madison; her daughter, Deborah Thomas of Madison; two grandchildren, Mika Gothard and Kenya Gothard, both of Madison; two brothers and her sister-in-law, Charles Denning of Cookeville and Herman and Annabelle Denning of Obion; her nephew, Ryan Denning of New York; and her niece, Rana Buchanan of Troy.

Posted in Area News

Leave a Comment

[redacted]