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# 965439 **DEEDQC**
01/30/2023 08:39:44 AM 12 pgs
Fees: $62.00 Taxes: $0.00

20230130-0006625

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.

ELIZABETH WELCH

Subscribed and sworn to before me, this the 18th day of January 2023.

NOTARY PUBLIC

My Commission Expires: 7-9-2024

JAIME HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

EXECUTOR'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Welch, *et. al.* 305 Lauderdale Road Nashville, TN 37205	New Owner	Map and Parcel: 91-16-310

WHEREAS, Kimberly A. Reynolds Taylor (hereinafter "Decedent") died testate as a resident of Davidson County, Tennessee on March 5, 2021. Decedent's Last Will and Testament dated July 12, 2013 (the "Will"), was admitted to probate on June 23, 2021, under Docket Number 21P743 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, Elizabeth House Welch and James Thomas Reynolds, Jr., were appointed as the Personal Representatives of Decedent's Estate.

WHEREAS, by entry of a court Order dated January 13, 2023, James Thomas Reynolds, Jr., was removed as Co-Personal Representative of the estate. A copy of the Order is attached hereto as **Exhibit 2**. The Court issued Letters Testamentary to Elizabeth House Welch as the sole Executor of the estate. See attached **Exhibit 3**.

WHEREAS, Decedent was predeceased by her husband, Steve Edward Taylor, on June 28, 2009. A copy of his death certificate is attached hereto as **Exhibit 4**.

WHEREAS, Elizabeth House Welch and Amanda Bounds are Decedent's sole residuary beneficiaries of Decedent's Will. Pursuant to Tenn. Code Ann. § 31-2-103, Decedent's interest in real property vested in Elizabeth House Welch and Amanda Bounds immediately upon Decedent's death in equal parts.

WHEREAS, Elizabeth House Welch, in her capacity as Personal Representative of Decedent's Estate, hereby memorializes said vesting in **ELIZABETH HOUSE WELCH** and **AMANDA BOUNDS** as tenants in common, in the following real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 15 in the Charlotte Park Company's Second Addition to Nashville, as record in Book 57, pages 160 and 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 front 50 feet on the southerly side of Park Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steve E. Taylor and, wife, Kimberly R. Taylor via Warranty Deed from William Gary Armstrong and wife, Barbara Jean Armstrong, dated June 29, 1991, and of record as in Book 8389 Pages 464-466 at the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **3909 Park Avenue, Nashville, TN 37209.**

The legal description provided herein is 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 19 day of January 2023.

ELIZABETH HOUSE WELCH,
Executor of the Estate of Kimberly A. Reynolds Taylor

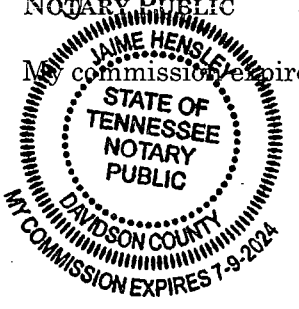
STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth House Welch**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as **Personal Representative** of the **Estate of Kimberly A. Reynolds Taylor** 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 10th day of January 2023.

Jaime Hensley
NOTARY PUBLIC

My commission expires: 7-01-2024



COPY

EFILED 06/23/21 03:04 PM CASE NO. 21P743 Richard R. Rooker, Clerk

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

IN RE: THE ESTATE OF	)	
	)	
KIMBERLY A. REYNOLDS TAYLOR,	)	
	)	
Deceased.	)	**Docket No. 21P743**
	)	
ELIZABETH HOUSE WELCH, and	)	
	)	
JAMES THOMAS REYNOLDS, JR.	)	
Petitioners.	)	

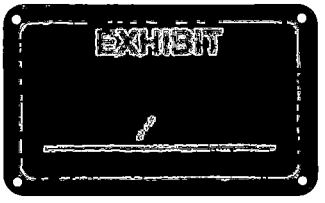
ORDER TO OPEN ESTATE AND

FOR LETTERS TESTAMENTARY

This cause came to be heard on the 12th day of May, 2021, before the Honorable Randall Kennedy, upon the sworn Petition of Elizabeth House Welch and James Thomas Reynolds requesting that the Last Will and Testament of Kimberly A. Reynolds Taylor, deceased, be admitted to Probate and that Letters of Testamentary be issued to Petitioners, Elizabeth House Welch and James Thomas Reynolds.

Whereupon, the Petitioners produced said original paper writing purporting to be the Last Will and Testament of Kimberly A. Reynolds Taylor, which had the name Kimberly A. Reynolds Taylor signed thereto as Testator and bearing the date of July 12, 2013, wherein the subscribing and attesting witnesses are Tommy Braswell and Louis Turner.

And, it appearing from the testimony of the aforesaid Tommy Braswell, taken upon Affidavit authorized by and in accordance with Tennessee Code Annotated § 32-2-110, that each of them did subscribe his/her respective name as an attesting witness to the Last Will and Testament of Kimberly A. Reynolds Taylor; that this paper writing was written in the lifetime of Kimberly A. Reynolds Taylor, and published, signed and subscribed by Kimberly A. Reynolds Taylor in the presence of the respective attesting witnesses; that, on the occasion of the signing, Kimberly A. Reynolds Taylor was then of sound mind; and that, at Kimberly A. Reynolds Taylor's



COPY

EFILED 06/23/21 03:04 PM CASE NO. 21P743 Richard R. Rooker, Clerk

request, said attesting witnesses signed said paper writing in her presence and in the presence of each other on July 12, 2013.

And, it further appearing that said paper writing bears the true signature of Kimberly A. Reynolds Taylor; that her usual place of domicile and residence was Davidson County, Tennessee; and that she died on March 5, 2021at the age of sixty-one (61) years.

And, it further appearing that the Last Will and Testament names and appoints James Thomas Reynolds and J.S. Harvard Reynolds as Co-Executors; that J.S. Harvard Reynolds has filed a declination to serve in favor of Elizabeth House Welch to serve in his stead.

And that bond, inventory and accounting have been waived by the interested parties.

It is therefore **ORDERED, ADJUDGED** and **DECREED** that the said paper writing constitutes the true, whole and Last Will and Testament of Kimberly A. Reynolds Taylor, deceased, and that the same is hereby admitted to probate as such.

It is further **ORDERED, ADJUDGED** and **DECREED** that the Clerk is directed to file and record the same and to issue Letters Testamentary to James Thomas Reynolds and Elizabeth House Welch as Co-Executors, bond, inventory and accounting will not be required the same having been waived by the interested parties.

It is further **ORDERED, ADJUDGED** and **DECREED** that a TennCare release is required.

It is further **ORDERED, ADJUDGED** and **DECREED** that an estate status report shall be filed with the Clerk of the Court fifteen (15) months from the date of this Order and annually thereafter.

Entered the 23 day of July, 2021.

Signed

The Honorable Randall Kennedy

COPY

EFILED 06/23/21 03:04 PM CASE NO. 21P743 Richard R. Rooker, Clerk

Approved for entry:

By: *s/ Kristen Vanderkooi*
Kristen Vanderkooi, No. 023610

Vanderkooi Law, PLC

718 Thompson Lane, Suite 108-235
Nashville, TN 37204
(615) 953-3728
Kristen@vanderkooilaw.com

Counsel for Estate

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

IN THE ESTATE OF:	)	
KIMBERLY A. REYNOLDS TAYLOR,	)	**No. 21P743**
Decedent.	)	

ORDER TO REMOVE CO-PERSONAL REPRESENTATIVE AND ISSUE LETTERS

This cause came to be heard this the 13th day of January, 2023, before the Honorable Andra Hedrick, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Motion to Remove Co-Personal Representative James Thomas Reynolds, Jr. ("Mr. Reynolds"), filed by Elizabeth Welch, Co-Personal Representative. Based upon the unopposed Motion, a review of the record and for other good cause shown, the Court finds the Motion to be well-taken and, therefore, granted. The following is hereby Ordered:

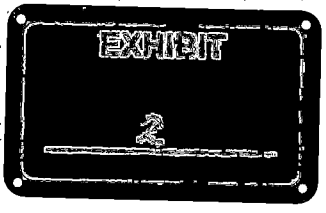
It is, therefore, **ORDERED, ADJUDGED, and DECREED** that Co-Personal Representative James Thomas Reynolds, Jr. is removed as Co-Personal Representative of the Estate, pursuant to Tenn. Code Ann. § 35-15-706.

It is, further, **ORDERED** that Elizabeth Welch is appointed to serve as the sole Executor of the Estate.

It is, further, **ORDERED** that the Clerk of the Court shall issue Letters Testamentary to Elizabeth Welch as the sole Executor.

It is so **ORDERED**.

[Judge's electronic signature page to follow]



APPROVED FOR ENTRY:
Electronically submitted and subject to Judicial Revision



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

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:

Elizabeth Welch
305 Lauderdale Road
Nashville, TN 37205

Destiny Welch
305 Lauderdale Road
Nashville, TN 37205

Amanda Bounds
14905 W 1st Street
Santa Fe, TX 77517

James Thomas Reynolds, Jr.
3424 Mt. Willing Road
Efland, NC 27243

James Thomas Reynolds, Jr.
P.O. Box 9313
Chapel Hill, NC 27515

Harvard Reynolds
607 Cantrell Ave,
Nashville, TN 37205

This the 19th day of January, 2023.

Jennifer Sheppard

Case Title: WELCH V TAYLOR

Case Number: 21P743

Type: ORDER

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: **ELIZABETH HOUSE WELCH** DOCKET NO: **21P743**

*It appearing to the Court that **KIMBERLY A. REYNOLDS TAYLOR** 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 **ELIZABETH HOUSE WELCH**, 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 **January 25th, 2023**.*

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 **ELIZABETH HOUSE WELCH** as **Executrix** of the estate of **KIMBERLY A. REYNOLDS TAYLOR**, deceased, and I do further certify that **ELIZABETH HOUSE WELCH** is still acting **Executrix** of the estate of **KIMBERLY A. REYNOLDS TAYLOR** 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 25 day of January, 2023.

JOSEPH P. DAY, Clerk

_____

EXHIBIT

STATE OF TENNESSEE
Office of Vital Records

0 9 0 3 6 3 1

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

2009 028346

PRINT IN PERMANENT BLACK INK. FOR INSTRUCTIONS SEE HANDBOOK

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): Steve Edward Taylor
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): June 28, 2009
4. SOCIAL SECURITY NUMBER: 426-08-3165
5a. AGE-LAST BIRTHDAY: 53
5b. IF UNDER 1 YEAR: Months / Days
5c. IF UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH (Month, Day, Year): December 13, 1955
7. BIRTHPLACE (City and State or Foreign Country): Gulfport Mississippi
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? No
9a. PLACE OF DEATH (Check only one): Residence
9b. FACILITY NAME (If not institution, give street and number): 3909 Park Avenue
9c. CITY, TOWN, OR LOCATION OF DEATH: Nashville
9d. COUNTY OF DEATH: Davidson
10. MARITAL STATUS (Married, Never Married, Widowed, Divorced): Married
11. SURVIVING SPOUSE (If wife, give maiden name): Kimberly Reynolds
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Truck Driver
12b. KIND OF BUSINESS/INDUSTRY: Freight
13a. RESIDENCE STATE: Tennessee
13b. COUNTY: Davidson
13c. CITY, TOWN, OR LOCATION: Nashville
13d. STREET AND NUMBER OR RURAL LOCATION: 3909 Park Avenue
13e. INSIDE CITY LIMITS? Yes
13f. ZIP CODE: 37209
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No - If yes, specify Cuban, Mexican, Puerto Rican, etc.): No
15. RACE - American Indian, Black, White, etc. (Specify): White
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 12; College (1-4 or 5+):

PARENTS

17. FATHER'S NAME (First, Middle, Last): John Dallas Taylor
18. MOTHER'S NAME (First, Middle, Maiden Surname): Althea Ruth Beacham

INFORMANT

19a. INFORMANT'S NAME (Type/Print): Kimberly Taylor
19b. RELATIONSHIP TO DECEASED: Spouse
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 3909 Park Avenue Nashville TN 37209

DISPOSITION

20a. METHOD OF DISPOSITION: Cremation
20b. PLACE OF DISPOSITION (Name of cemetery, crematory or other place): West Harpeth Crematory
20c. LOCATION (City or Town, State): Nashville TN
21a. SIGNATURE OF FUNERAL DIRECTOR: Saunders, Heather
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 5055
21c. SIGNATURE OF EMBALMER: No embalming
21d. LICENSE NUMBER OF EMBALMER: N/A
22a. NAME AND ADDRESS OF FUNERAL HOME: West Harpeth Funeral Home, 6902 Charlotte Pike Nashville TN 37209
22b. LICENSE NUMBER OF FUNERAL HOME: 1016

REGISTRAR

23. REGISTRAR'S SIGNATURE:
24. DATE FILED (Month, Day, Year): June 30, 2009

CERTIFIER

25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place and due to the cause(s) and manner as stated.
1. SIGNATURE AND TITLE OF PHYSICIAN:
25b. LICENSE NUMBER: 41737
25c. DATE SIGNED (Month, Day, Year): June 30, 2009
26a. MEDICAL EXAMINER - On the basis of examination and/or investigation in my opinion, death occurred at the date and place and due to the cause(s) and manner as stated.
2. SIGNATURE AND TITLE OF MEDICAL EXAMINER:
26b. LICENSE NUMBER:
26c. DATE SIGNED (Month, Day, Year):

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST NOTIFY MEDICAL CERTIFICATION WITHIN 48 HOURS

27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print):

CAUSE OF DEATH

28. PART I. Enter the disease or injury or complications that caused the death. Do not enter the mode of dying such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.

		Approximate Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. DUE TO (OR AS A CONSEQUENCE OF)	2 days
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST	b. DUE TO (OR AS A CONSEQUENCE OF)	
	c. DUE TO (OR AS A CONSEQUENCE OF)	
	d.	

(SEE INSTRUCTIONS ON OTHER SIDE)

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

29a. WAS AN AUTOPSY PERFORMED? No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? No

30. MANNER OF DEATH: Natural
31a. DATE OF INJURY (Month, Day, Year):
31b. TIME OF INJURY:
31c. INJURY AT WORK? No
31d. DESCRIBE HOW INJURY OCCURRED:
31e. PLACE OF INJURY (At home, farm, street, factory, office building, etc.) (Specify):
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State):

1 1959 (REV 6/95)

MATH NO. RDA 1390

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

12155724

1 2 1 5 5 7 2 4

Edward G. Bishop III, State Registrar

Lisa Piercey, MD, MBA, FAAP, Commissioner

Date Issued: Jul 22 2020

CERTIFICATION OF VITAL RECORD