Karen Johnson Davidson County
Batch# 965453 DEEDQC
01/30/2023 09:06:22 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20230130-0006650

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

KATIE AESCHLIMAN NOTARY PUBLIC STATE OF TENNESSEE 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 TENNESS
COUNTY OF DAVID

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 27 day of JANUARY 2022. 23 KA

NOTARY PUBLIC
My Commission Expires: May 5. 2025

EXECUTOR'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No:
Ronald Thomas Edmunds, et. al. 5326 Brick Church Pk Goodlettsville TN 37072	New Owner	01800005600 & 01800007400

WHEREAS, Nina Ruth Edmunds (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee on August 28, 2022. Decedent's Last Will and Testament dated March 20, 2014 (the "Will"), was admitted to probate on November 23, 2022, under Docket Number 22P1983 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, Ronald Thomas Edmunds 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 three children, Ronald Thomas Edmunds, John Daniel Edmunds, Sr., and Angela Diane Warren. No other children were born to or adopted by Decedent during her lifetime.

WHEREAS, Ronald Thomas Edmunds, John Daniel Edmunds, Sr., and Angela Diane Warren 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 Ronald Thomas Edmunds, John Daniel Edmunds, Sr., and Angela Diane Warren immediately upon Decedent's death in equal parts.

WHEREAS, Ronald Thomas Edmunds, in his capacity as Executor of Decedent's Estate, hereby memorializes said vesting in Ronald Thomas Edmunds, John Daniel Edmunds, Sr., and Angela Diane Warren in certain real property located in Davidson County, Tennessee, specifically described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 21, 1968, made by S. Harvey Gee, Surveyor, as follows:

Beginning at a point in the northerly right-of-way of Brick Church Pike, same being the southwesterly corner of the property herein described; and the southeasterly corner of the property conveyed to Hudson Drake by deed of record in Book 3899, page 946, Register's Office for said County; thence leaving said Pike with Drake's easterly line north 7 degrees 05' East 576.4 feet to an iron pin, common corner to the remaining property of C.L. Porter and wife, in said Drake's line; thence with said Porter as follows: North 77 degrees 40' East 386.6 feet to an iron pin, South 8 degrees 00' East 472.6 feet to an iron pin and South 6 degrees 45' East 127.3 feet to an iron pin in the northerly right-of-way of said Brick Church Pike; thence with said right-of-way North 87 degrees 30' West 346.2 feet to the beginning of a slight curve having a radius of 2,656.69 feet; thence with said right-of-way and curve, westwardly 184.70 feet to the point of beginning, containing 6.52 acres, more or less.

Being the same property conveyed to Thomas P. Edmunds and wife, Nina Ruth Edmunds, by installment deed from C.L. Porter and wife, Alice F. Porter, of record in Book 4264, Page 520, Register's Office of Davidson County, Tennessee. Said lien created by installment deed having been released in full on August 23, 1983, in Book 6121, Page 22, Register's Office of Davidson County, Tennessee.

Thomas P. Edmunds having since died on January 31, 1990, leaving Nina Ruth Edmunds as surviving tenant by the entirety. Thomas P. Edmunds' obituary is attached hereto as **Exhibit 3**.

This is improved property commonly known as: **5326 & 5334 Brick Church Pk, Goodlettsville TN 37072.**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5th day of January 2023.

ESTATE OF NINA RUTH EDMUNDS

Ronald Thomas Edmunds
Executor

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 **Ronald Thomas Edmunds**, 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 Nina Ruth Edmunds** 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 5th day of January 2023

Notary Public
My Commission Expires: 07-02-2024



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

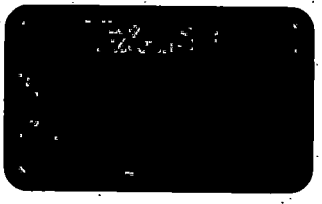
IN RE: ESTATE OF	)	
NINA RUTH EDMUNDS,	)	**No.** _____
Decedent.	)	

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

This cause came to be heard this the 23rd day of November, 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 Ronald Thomas Edmunds, Petitioner. Based upon the unopposed Petition and 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 March 20, 2014, 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 March 20, 2014, 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 Petitioner, Ronald Thomas Edmunds, shall be appointed Executor of the Estate of Nina Ruth Edmunds. 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**.

[SIGNATURE PAGE OF JUDGE TO FOLLOW]

APPROVED FOR ENTRY:
Submitted electronically and subject to Court revisions

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

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:

Ronald Thomas Edmunds
5326 Brick Church Pike
Goodlettsville, TN 37072

John Daniel Edmunds, Sr.
5334 Brick Church Pike
Goodlettsville, TN 37072

Angela Diane Warren
2147 Springdale Ln
K102
Gallatin, TN 37066

This the 24th day of October, 2022.

Kate Nyquist

Case Title: EDMUNDS V EDMUNDS

Case Number: 22P1983

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

EFILED 11/23/22 12:17 PM CASE NO. 22P1983 Joseph P. Day, Clerk

22P1983

LAST WILL AND TESTAMENT OF NINA RUTH EDMUNDS

FILED
NOV 23 2022
JOSEPH P. DAY, Clerk
By _____ Deputy

I, NINA RUTH EDMUNDS, of Davidson County, Tennessee, being of sound mind and disposing memory, declare this to be my Last Will and Testament and I do hereby revoke all prior wills, codicils, and testamentary dispositions that I have made.

ARTICLE I

Family Status. I declare that I am presently single and that I have three (3) adult children, Ronald Thomas Edmunds, John Danial Edmunds, and Angela Dianne Barnes.

ARTICLE II

Debts, Funeral, and Administration Expenses. I direct my Executor to pay out of the assets of my estate all of my legal debts, funeral expenses and all costs of administration of my estate, as soon as practicable after my death. To this end, I authorize my Executor to sell property, real, personal, or mixed and to execute all conveyances necessary to effectuate such sale. I expressly authorize my Executor to make distributions in kind. Proceeds of life insurance policies on my life payable to my estate shall be fully and immediately available to pay debts, taxes, and other obligations and expenses of my estate, and such part of said proceeds of insurance as is not so expended and proceeds of other insurance on my life shall be paid, handled, or distributed according to the further provisions of this Will.

Nina Ruth Edmunds
NINA RUTH EDMUNDS

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ARTICLE III

All estate and inheritance taxes (including interest and penalties, if any), together with all administration expenses, payable in any jurisdiction by reason of my death (including those taxes and expenses payable with respect to assets which do not pass under this Will) shall be paid out of and charged generally against the principal of my residuary estate, without apportionment against any beneficiary whether passing under this Will or otherwise.

ARTICLE IV

Specific Bequests.

I hereby give, devise, and bequeath to my beloved daughter, ANGELA DIANNE BARNES, all of my personal jewelry.

Disposition of Residuary Estate.

All of the residue of my property, real, personal, and mixed, of whatsoever kind and wheresoever situated, I hereby order liquidated and the proceeds from said sale I give, devise, and bequeath to my beloved children, RONALD THOMAS EDMUNDS, JOHN DANIAL EDMUNDS, AND ANGELA DIANNE BARNES, in equal portions, per stirpes, share and share alike.

ARTICLE V

I name my son, RONALD THOMAS EDMUNDS, as Executor of this estate. No Executor under this Will shall be required as such representative to furnish bond or other security or to make any report to any court. If this son fails or refuses to act, I name my other son, JOHN DANIAL EDMUNDS, as Alternate Executor.

Nina Ruth Edmunds

NINA RUTH EDMUNDS

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ARTICLE VI

For purposes of determining who is a descendant of mine or of any other person.

A. Legal adoption before the person adopted reached the age of TWENTY-ONE (21) YEARS shall be the equivalent in all respects to blood relationship; and

B. A person born out of wedlock and those claiming through that person shall be deemed to be descendants (i) of the natural mother and her ancestors, and (ii) if the natural father acknowledges paternity unless in each case a decree of adoption terminates such natural parent's parental rights.

ARTICLE VII

Catch-all Provisions. Any share or portion of a share of my estate or my property that is not disposed of under any other provisions of this Will shall pass according to the Tennessee Laws of Descent and Distribution.

ARTICLE VIII

Spendthrift Clause. No interest of any beneficiary in the corpus or income of my estate shall be subject to assignment, alienation, pledge, attachment or claims of creditors of such beneficiary and may not otherwise be voluntarily or involuntarily alienated or encumbered by such beneficiary, except as might be otherwise expressly provided herein.

ARTICLE IX

Encumbrances. Any mortgage, lien or other encumbrance upon any property bequeathed or devised hereunder shall be assumed by the legatee or devisee of such property.

Nina Ruth Edmunds

NINA RUTH EDMUNDS

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ARTICLE X

Interpretation. All references in this Will to children, grandchildren, descendants, issue and the like, shall be deemed to include any adopted child and his or her issue by blood or adoption.

As used in this Will, words used in the singular shall be deemed to include the plural and the plural the singular, and words used in the masculine gender shall be deemed to include the feminine, and vice verse, if appropriate.

ARTICLE XI

Savings Clause. If any provision of this Will shall be unenforceable, the remaining provisions shall nevertheless be carried into effect.

ARTICLE XII

It is not intended by this Will to change in any manner, and nothing herein shall be construed as changing the manner, in which the policies of insurance upon my life are made payable.

IN WITNESS WHEREOF, I, NINA RUTH EDMUNDS, have set my hand and seal to this my Will, this 20 day of 3-march, 2014.

Nina Ruth Edmunds
NINA RUTH EDMUNDS, Testatrix

Nina Ruth Edmunds
NINA RUTH EDMUNDS

EFILED 11/23/22 12:17 PM CASE NO. 22P1983 Joseph P. Day, Clerk

Signed, sealed, published, and declared by NINA RUTH EDMUNDS, the Testatrix above named, as and for her Last Will and Testament, in our presence, and we at her request, and in the presence of each other, have hereunto subscribed our names as witnesses on the date and year last above written.

Witness

Witness

Nina Ruth Edmunds

NINA RUTH EDMUNDS

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT OF ATTESTING WITNESSES

Each of the undersigned, being duly sworn, deposes and says:

The within Will was subscribed at the end thereof by NINA RUTH EDMUNDS the within named Testatrix, in the presence of the undersigned, on the 20 day of March, 2014, at Goodlettsville, Tennessee.

Said Testatrix at the time of making subscription declared the instrument so described to be her Last Will and Testament.

Each of the undersigned thereupon signed his/her name as a witness at the end of said Will, at the request of said Testatrix and in her presence and in the presence of each other.

Said Testatrix was, at the time of so executing said Will, over the age of eighteen (18) years and, in the respective opinions of the undersigned, of sound mind, memory and undertaking and not under any restraint or in any respect incompetent to make a Will.

Each of the undersigned was acquainted with said Testatrix at such time, and makes this Affidavit at her request.

The within Will was shown to the undersigned at the time this Affidavit was made, was examined by each of them as to the signature of said Testatrix and of the undersigned.

Witness

Witness

SWORN TO AND SUBSCRIBED before me, this 20 day of March, 2014.

NOTARY PUBLIC
My Commission Expires: 3/8/16

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NINA RUTH EDMUNDS

EFILED 11/23/22 01:28 PM CASE NO. 22P1983 Joseph P. Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **RONALD THOMAS EDMUNDS** DOCKET NO: **22P1983**

*It appearing to the Court that **NINA RUTH EDMUNDS** 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 **RONALD THOMAS EDMUNDS**, 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 **November 23rd, 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 **RONALD THOMAS EDMUNDS** as **Executor** of the estate of **NINA RUTH EDMUNDS**, deceased, and I do further certify that **RONALD THOMAS EDMUNDS** is still acting **Executor** of the estate of **NINA RUTH EDMUNDS** 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___.

JOSEPH P. DAY, Clerk

_____ D.C.

[redacted]

Newspapers by ancestry

The Tennessean (Nashville, Tennessee) · 2 Feb 1990, Fri · Page 9

Downloaded on Dec 15, 2022

EDMUNDS, Mr. Thomas Pollard (Red)— Age 59, January 31, 1990. Owner and Operator of Pie Wagon Restaurant. Survivors included his wife, Ruth Poole Edmunds; daughter, Angela McKee; sons, John Daniel Edmunds and Ronald Thomas Edmunds; sisters, Estelle Bundy, Billie Ruth Todd, Lucille Hyder, Lacy Briley, and Ann Cheek; brothers, Isaac Edmunds and Robert Edmunds; two grandchildren, Jennifer Marie Edmunds and John Daniel Edmunds Jr. Remains lie at Forest Lawn Funeral Home, 1150 Dickerson Road where services will be conducted 2 p.m. Friday, February 2, 1990 with Pastor Don White officiating. Interment will follow Springhill Cemetery. Nephews will served as active pallbearers. Arrangements by FOREST LAWN FUNERAL HOME, 859-5279

Obituary for Thomas Pollard EDMUNDS



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Thu, Dec 15, 2022

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