Karen Johnson Davidson County
Batch# 969362 DEEDQC
02/10/2023 08:28:37 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20230210-0009731

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.

Shelly Mason
AFFIANT

Subscribed and sworn to before me, this 8th day of February 2023.

Kate Nyquist
NOTARY PUBLIC
My Commission Expires: 5/5/25

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter A. French 10771 Black Mountain Road, SPC 45 San Diego, CA 92126	New Owner	128-14-178

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER A. FRENCH, EXECUTOR OF THE ESTATE OF ANDREW PETER BELZ**, deceased, pursuant to Order to Probate and Last Will and Testament of Andrew Peter Belz, under Docket No. 22P2329, Seventh Circuit Court of Davidson County, Tennessee, ("Grantor") does hereby quitclaim, transfer and convey unto **PETER A. FRENCH** ("Grantee"), his successors and assigns, all of Grantor's right, title and interest in certain improved real property, commonly known as **8032 STALLION COURT, NASHVILLE, TENNESSEE 37221,** located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 42 on the Plan of Stacy Square, Section 2, a plat which is of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Peter Belz by quitclaim deed from Mildred C. Brown, of record in Instrument No. 20110106-0001846, Register's Office of Davidson County, Tennessee.

Andrew Peter Belz (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee on July 12, 2022. Decedent's Last Will and Testament dated June 22, 2021 (the "Will"), was admitted to probate on January 18, 2023, under Docket Number 22P2329 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1**. By entry of the same Order, Peter A. French 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**. Pursuant to Decedent's Last Will and Testament, attached hereto as **Exhibit 3**, Decedent devised all his property to his son, Peter A. French, his sole beneficiary.

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 4th day of February 2023.

ESTATE OF ANDREW PETER BELZ

PETER A. FRENCH, *Executor*

STATE OF California)
COUNTY OF San Diego)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peter A. French**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Executor** of the **Estate of Andrew Peter Belz** 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 4th day of February 2023.

Notary Public
My Commission Expires: 10-25-2025

FAITH BEATRIZ JAEN
Commission No. 2379964
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 25, 2025

EXHIBIT
1

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

IN RE: THE ESTATE OF	)	
ANDREW PETER BELZ,	)	No. 22P2329
Decedent.	)	

ORDER TO ADMIT LOST WILL TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

This cause came to be heard this the 18th day of January 2023, before the Honorable Andra Hedrick, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition to Admit Lost Will to Probate and for Issuance of Letters Testamentary filed by Peter A. French, 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 copy of Decedent's Last Will and Testament of Decedent, executed on June 22, 2021, was properly executed and witnessed by two persons. The Attestation Clause of the witnesses is attached to the Last Will and Testament.

Further, the remaining heirs-at-law, being Carly Hippert and Shane Prisby, have executed their consents to admit the copy of Decedent's Will dated June 22, 2021. The Court finds that the original of the Decedent's Last Will and Testament is lost and the copy of the Decedent's will shall be admitted for probate and shall have the same force and effect as if it were the original.

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 June 22, 2021, 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.

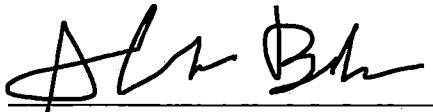
It is, further, **ORDERED** that Petitioner, Peter A. French, shall be appointed Personal Representative of the Estate of Andrew Peter Belz. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirements of posting a Bond, filing an Inventory, and filing Interim and Annual Accountings 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 FOR 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
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:

Peter French
10771 Black Mountain Road, SPC 45
San Diego, CA 92126

Carly Hippert
215 Francestown Rd
New Boston, NH 03070

Shane Prisby
208 Sherwood Place
Morganton, NC 28655

Mildred C. Brown
8446 McCrory Lane
Nashville, TN 37221

this 16th day of January 2023.

Adam Barber

Case Title: FRENCH V BELZ

Case Number: 22P2329

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

EXHIBIT 2

EFILED 01/18/23 02:26 PM CASE NO. 22P2329 Joseph P. Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **PETER FRENCH** DOCKET NO: **22P2329**

*It appearing to the Court that **ANDREW PETER BELZ** 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 **PETER FRENCH**, 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 18th, 2023***

JOSEPH P. DAY, Clerk

_____ D.C.

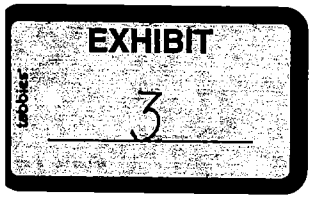
STATE OF TENNESSEE)

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 **PETER FRENCH** as **Executor** of the estate of **ANDREW PETER BELZ**, deceased, and I do further certify that **PETER FRENCH** is still acting **Executor** of the estate of **ANDREW PETER BELZ** 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.



EFILED 12/16/22 12:55 PM CASE NO. 22P2329 Joseph P. Day, Clerk

LAST WILL AND TESTAMENT
OF

ANDREW PETER BELZ

I, Andrew Peter Belz, of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, declare and publish this, my Last Will and Testament, hereby revoking any and all wills and codicils heretofore made by me.

ARTICLE I.

I hereby nominate and appoint Peter A. French as Executor of this my Last Will and Testament. I direct that my Executor shall not be required to make or execute any bond in such capacity, nor shall either be required to file any inventory, accounting, or settlement in such capacity.

ARTICLE II.

I hereby direct my Executor to pay all of my just debts, taxes, expenses of my funeral, and expenses, if any, of the administration of my estate, out of any and all funds coming into his hands as Executor.

ARTICLE III.

After all the items in Article II have been paid, then I hereby give, devise and bequeath all the rest, residue and remainder of my property, real property, personal property, intangible property and mixed, and wherever situated, and whether acquired before or after the execution of this will unto my son, Peter A. French, or, if he has predeceased me, unto his issue, per stirpes.

 Andrew P. Belz

EFILED 12/16/22 12:55 PM CASE NO. 22P2329 Joseph P. Day, Clerk

IN WITNESS WHEREOF, I have hereunto set my hand to this page and the preceding pages of this my Last Will and Testament this the 21 day of June, 2021.

ANDREW PETER BELZ

The said ANDREW PETER BELZ, being of sound mind and disposing memory, signed, the foregoing instrument in our presence as and for his Last Will and Testament, and signified and declared to us that same was his Last Will and Testament, and we, the undersigned, at his request and in his presence and sight and in the presence and sight of each other have subscribed our names hereto as attesting witnesses on the day and date above written at Ashland City, Cheatham County, Tennessee.

Leigh Ann Cook
Printed Name: Leigh Ann Cook
Address:
6611 Harpeth Bend Ct.
Pegram, TN 37143

Cyndi Reeder
Printed Name: Cyndi Reeder
Address: 102 Boyd Street
Ashland City, TN 37015

EFILED 12/16/22 12:55 PM CASE NO. 22P2329 Joseph P. Day, Clerk

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF CHEATHAM

We, the undersigned, being first duly sworn, make oath that ANDREW PETER BELZ, on the day and date above written, declared and signified to us that this instrument is his Last Will and Testament; that he then signed said instrument in our sight and presence; that we, at his request and in his sight and presence, and in the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of execution the Testatrix was more than eighteen (18) years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned each being more than eighteen (18) years of age, make and sign this Affidavit at the Testatrix's request on the day and date above written.

Leigh Ann Cook

Cyndi Reeder

SWORN to and subscribed before me
this the 22nd day of June, 2021.

NOTARY PUBLIC

My commission expires: 7/17/2024

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Page 3 of 3 this my Last Will and Testament