Karen Johnson Davidson County
Batch# 973844 DEEDQC
02/24/2023 08:38:20 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20230224-0013020

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard, PLLC** 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. Robert C. Ramsey **ROBERT C. RAMSEY**, *Personal Representative* Subscribed and sworn to before me, this 9th day of February 2023. Shannon C Tidwell NOTARY PUBLIC My Commission Expires: 9-13-2023

PERSONAL REPRESENTATIVE'S DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary Elizabeth Ramsey 5932 Post Road Nashville, TN 37205	New Owner	116-13-105

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, **Robert C. Ramsey, Personal Representative of the Estate of John A. Ramsey, Jr., deceased** ("Grantor") does hereby quitclaim, transfer and convey unto **Mary Elizabeth Ramsey** ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in certain improved real property, commonly known as **5123 HARDING PIKE, NASHVILLE, TENNESSEE 37205,** located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being part of Lot No. 12 on the Plan of H. B. Alexander's Subdivision of the Byron Martin property, as of record in Book 1130, page 46, Register's Office for Davidson County, described as follows:

BEGINNING on the Easterly margin of Harding Road at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, Eastwardly 125 feet; thence southwardly and parallel with Harding Road 35 feet; thence Westwardly 125 feet to the Easterly margin of Harding Road; thence with said road Northwardly 35 feet to the beginning.

This conveyance is made subject to an easement for telephone lines of record in Book 1207, page 547,and to a perpetual easement of ingress and egress of a strip of land 9 feet wide, 35 feet long in the rear of the property in question, and also a perpetual easement for ingress and egress across a strip of land 12 feet wide, 125 feet long lying immediately Southwest of the property in question, and restrictive covenants, of which are described in deed of record in Book 2139, page 18, Register's Office for said County.

SHANNON C TIDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 09-13-2023

Being the same property conveyed to John A. Ramsey, Jr. and R.H. Daugherty by Warranty Deed from P. M. Chaffin and wife, Ruby Chaffin of record in Book 2697, page 449, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John A. Ramsey, Jr. by Quitclaim Deed from the Estate of R.H. Daugherty and Ruby Joan Chaffin Daugherty, wife of R.H. Daugherty, deceased, of record in Book 8760, Page 851, Register's Office for Davidson County, Tennessee.

John A. Ramsey, Jr. (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee on September 12, 2022. Decedent's Last Will and Testament dated July 27, 2006 (the "Will"), was admitted to probate on November 23, 2022, under Docket Number 22P2013 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, Robert C. Ramsey 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 wife, Mary Elizabeth Ramsey, his sole residual 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 9th day of February 2023.

ESTATE OF JOHN A. RAMSEY, JR.

Robert C. Ramsey

ROBERT C. RAMSEY
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 **Robert C. Ramsey**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Personal Representative** of the **Estate of John A. Ramsey, Jr.** 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 9th day of February 2023.

Shannon C Tidwell

Notary Public
My Commission Expires: 9-13-2023

SHANNON C TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09-13-2023

EFILED 11/23/22 10:50 Clerk

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

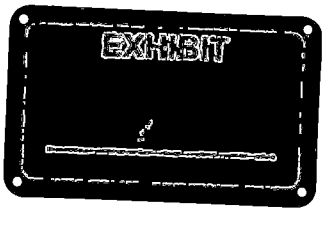
IN RE: ESTATE OF JOHN ARTHUR RAMSEY JR., Decedent.	)))	**No. _____**

ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS OF ADMINISTRATION C.T.A.

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 of Administration C.T.A. filed by Robert C. Ramsey, 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 original Last Will and Testament of Decedent, executed on July 27, 2006, 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 July 27, 2006, 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, Robert C. Ramsey, shall be appointed Personal Representative of the Estate of John A. Ramsey, Jr. The Clerk of the Court shall issue Letters of Administration C.T.A. accordingly. The requirements of posting a Bond are waived pursuant to the provisions of Decedent's Last Will and Testament.

It is, further, **ORDERED** that the requirements of the personal representative to obtain a surety bond, file an inventory, and file interim/annual accountings are hereby waived pursuant to the consent submitted by the residual beneficiary. A Status Report shall be filed within 15 months of entry of this order and annually thereafter in accordance with local rules.

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
abarber@mhpslaw.com
knyquist@mhpslaw.com

Attorneys for the Estate

EFILED 11/23/22 10:5[illegible], Clerk

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:

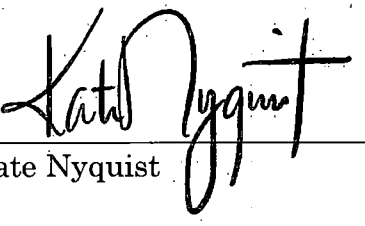
Mary Elizabeth Ramsey
5932 Post Road
Nashville, TN 37205

John Arthur Ramsey III
237 Cargile Lane
Nashville, TN 37205

Robert Chaffin Ramsey
425 Sunnyside Drive
Nashville, TN 37205

Laurence Perry Ramsey
5117 Annesway Drive
Nashville, TN 37205

This the 27th day of October 2022,



Kate Nyquist

EFILED 11/23/22 10:50 ... Clerk

Case Title: RAMSEY V RASMEY JR.

Case Number: 22P2013

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

EFILED 11/23/22 01:26 PM CASE NO. 22P2013 Joseph P. Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

LETTERS OF ADMINISTRATION *c.t.a.*

Estate of **JOHN A. RAMSEY, JR.** DOCKET NO: **22P2013**

TO: **ROBERT C. RAMSEY**

IT APPEARING to the Court that **JOHN A. RAMSEY, JR.** has died leaving a Last Will and Testament which has been duly proven in open Court, and application being made to have Letters of Administration with the Will annexed granted to you on the estate of this decedent and you having qualified according to law, and the Court having ordered that Letters issue;

THEREFORE, you, **ROBERT C. RAMSEY**, are empowered to enter upon the execution of said Will and take into your possession all the property, and to make to this Court, within sixty (60) days from this date, a perfect Inventory thereof, unless waived, and to make due collection of all debts, and after paying all the just demands against the estate, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hand, and to do all other things that may be required, according to the provisions of said Will, and the law of the land. HEREIN FAIL NOT.

WITNESS, JOSEPH P. DAY, Clerk of the Probate Court, at office, this 23RD day of NOVEMBER, 2022.

JOSEPH P. DAY, Clerk

_____D.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, JOSEPH P. DAY, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the *Letters of Administration with the Will annexed* issued to **ROBERT C. RAMSEY** in this estate, and I do further certify that this person(s) is still acting as the Personal Representative in this estate, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this _____ day of _____, 20____.

JOSEPH P. DAY, Clerk

_____D.C.

EXHIBIT
3

EFILED 11/23/22 12:29 PM CASE NO. 22P2013 Joseph P. Day, Clerk

22P2013

FILED

NOV 23 2022

JOSEPH P. DAY, Clerk
By: _____ Deputy

LAST WILL AND TESTAMENT
OF
JOHN A. RAMSEY, JR.

I, JOHN A. RAMSEY, JR., domiciled in and a resident of Davidson County, Tennessee, make, publish and declare this to be my Last Will and Testament. I revoke all wills and codicils previously made by me.

ITEM I: Appointment of Executrix. I appoint my wife, MARY ELIZABETH RAMSEY as Executrix of this my Last Will and Testament and direct that no bond be required of her in this capacity. If MARY ELIZABETH RAMSEY should not survive me, or be for any reason unable or unwilling to qualify as Executrix, or, having so qualified, should become incapacitated, die or resign, then my son, JOHN ARTHUR RAMSEY III shall serve as successor Executor, without bond.

ITEM II: Payment of Debts, Expenses of Administration and Taxes. I direct that all of my legally enforceable debts, any unpaid charitable pledges (regardless of whether these pledges may be enforceable obligations of my estate), my funeral expenses, and the costs of administration of my estate be paid as soon as practicable after my death; provided, however, my Executrix shall not be required to pay any obligation in advance of its maturity. I further direct that there shall be paid out of my estate, without apportionment, all estate, inheritance, succession and other taxes, together with any interest or penalty thereon, (but not including any generation skipping transfer ("GST") tax assessed by reason of my death. My Executrix, in her sole discretion, may pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions.

ITEM III: Bequests of Tangible Personal Property. I give to my wife, MARY ELIZABETH RAMSEY, all of my clothing, jewelry, automobiles, and all other tangible personal property (except cash on hand or on deposit) owned by me at the time of my death. If MARY ELIZABETH RAMSEY predeceases me, I give this property to my surviving children JOHN ARTHUR RAMSEY III, ROBERT CHAFFIN RAMSEY, AND LAURENCE PERRY RAMSEY, in equal shares, per stirpes, as my Executor shall determine.

ITEM IV: Disposition of Residuary Estate. I devise and bequeath all the rest and residue of the property that I may own at the time of my death, of whatever kind and wherever located (my Residuary Estate) to my wife, MARY ELIZABETH RAMSEY. If I am not survived by MARY ELIZABETH RAMSEY, then I devise and bequeath my Residuary Estate to my surviving children, JOHN ARTHUR RAMSEY III, ROBERT CHAFFIN RAMSEY, AND LAURENCE PERRY RAMSEY, in equal shares, per stirpes.

ITEM V: Statutory Powers Granted to Fiduciaries. I authorize my Executrix (including any substitute or successor personal representative) in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming part of my estate, to exercise any or all the powers set forth in Section 35-50-110, Tennessee Code Annotated, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this Will) are granted, notwithstanding that said statute may be amended hereafter or repealed at the time of my death.

ITEM VI: Definitions and Miscellaneous Provisions.

A. Definition of Code. Reference in this Will to the Code shall mean the Internal Revenue Code of 1986, as amended from time to time until my death.

B. Accountings and Bond. No fiduciary appointed under this Will shall be required to file an accounting or inventory with any court, nor shall any fiduciary be required to post bond.

EXHIBIT
3

EFILED 11/23/22 12:29 PM CASE NO. 22P2013 Joseph P. Day, Clerk

C. Fiduciary Designations. References to Executrix or Executor shall always refer to the parties then acting in those capacities, whether originally appointed or serving as successors.

D. Heading and Gender Designation. Paragraph headings are for convenience only; the content of the paragraph controls over the heading. Any reference to any party herein in whatever gender shall be deemed to mean the appropriate gender.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and one preceding typewritten page, and for the purposes of identification I have initialed each such page, all in the presence of the persons witnessing it at my request on this 27 day of July, 2006, at Nashville, Tennessee.

John A. Ramsey, Jr.
JOHN A. RAMSEY, JR.

The foregoing instrument was signed, published and declared by the said JOHN A. RAMSEY, JR. as and for his Last Will and Testament on the day and year written above, in our presence and in the presence of each other, have subscribed our names as witnesses this 27th day of July, 2006, at Nashville, Tennessee.

[signature] residing at Nashville, Tennessee

Louise O Beardsley residing at Madison, Tennessee

2 OF MY WILL: JAR, JR.
07000N:24:681713:1:NASHVILLE

EFILED 11/23/22 12:29 PM CASE NO. 22P2013 Joseph P. Day, Clerk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT BY WITNESSES TO WILL

Each of the aforesaid witnesses, being Charles A. Grice and Teresa A. Beardsley, deposes and says that said witnesses subscribed to the foregoing Will of JOHN A. RAMSEY, JR., executed on the 27 day of July, 2006, having been requested by the Testator to make and sign this Affidavit, and having first been duly sworn before the Notary Public whose name appears below, hereby states that the said JOHN A. RAMSEY, JR. was over eighteen (18) years of age, was of sound mind, declared the foregoing instrument to be his Last Will and Testament, published and executed it freely, without undue influence or coercion, by initialing each page and signing the final page in the presence of all of the witnesses who were all present at the same time, and that said witnesses, in his presence, at his request, and in the presence of each other, subscribed their names as witnesses on the 27th day of July, 2006.

Teresa A Beardsley

Sworn to and subscribed before me this 27th day of July, 2006.

Cynthia C Shaffer

Notary Public

My Commission Expires: 5-23-09

CYNTHIA L. SHAFFER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 23, 2009

3 OF MY WILL: JAR, JR.