Karen Johnson Davidson County
Batch# 982323 DEEDQC
03/20/2023 10:39:33 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20230320-0019879

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 Alabama
COUNTY OF Monto

The actual consideration for this transfer is: **$0.00**.

Roxanne Hawk Holland

Roxanne Hawk Holland, *Personal Representative*

Subscribed and sworn to before me this 10th day of March 2023.

SHIRLEY PARKER NOTARY PUBLIC Expires 9/15/2026 ALABAMA STATE AT LARGE

NOTARY PUBLIC
My Commission Expires: September 15, 2026

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Genesis Danielle Stephens 520 Franklin Limestone Rd. Antioch, TN 37217	New Owner	04800023200 & 04800007600

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, **ROXANNE HAWK HOLLAND, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LEAH MARIE STEPHENS**, *deceased*, pursuant to Order to Probate and Last Will and Testament of Leah Marie Stephens, under Docket No. 23P334, Seventh Circuit Court of Davidson County, Tennessee ("Grantor"), does hereby quitclaim, transfer and convey unto **GENESIS DANIELLE STEPHENS** ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in certain real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

PARCEL 04800023200:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the westerly margin of a 20 foot Access Road in the easterly line of Tom Hendrixson, Jr., and being the most northwesterly corner of the O. R. Graves property of record in Book 3769, Page 403, Register's Office for Davidson County, Tennessee; thence along the westerly margin of a 20 foot private road S 23° 33' 25" E, 219.93 feet to an iron pin; thence S 05° 18' 27" E,

141.22 feet to an iron pin; thence S 02° 24' 22" W, 109.47 feet to an iron pin; thence leaving road margin S 35° 39' 40" E, 450.00 feet to an iron pin; thence S 36° 06' 53" W, 377.23 feet to an iron pin in Tom Hendrixson, Jr.'s line; thence with his line, being a fence, N 35° 39' 40" W, 404.70 feet to an iron pin, corner to Hendrixson; thence still with his fence line N 07° 09' 22" E, 799.37 feet to the point of beginning, containing 5.16 acres, more or less.

The above-described tract shall have access and use to the aforesaid 20 foot access road S 23° 13' E, 277.55 feet from Vester Road to the O.R. Graves property and extending along the easterly boundary of the above described tract.

Being the same property conveyed to Leah Sawyer and Daniel Stephens, wife and husband, by warranty deed from Valesa Ann Clouse, of record in Instrument No. 20170707-0068394, Register's Office of Davidson County, Tennessee. The said Daniel Stephens having since died on July 21, 2021, and his estate having been probated in Davidson County, Tennessee under Docket No. 21P1630, leaving Leah Stephens (who is one in the same person as Leah Sawyer), as surviving tenant.

This is improved property, commonly known as: **4139 VESTER ROAD, WHITES CREEK, TENNESSEE 37189**

PARCEL 04800007600:

Two tracts of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, as follows and designated for purposes of this deed for ease of reference as Tracts 2 and 3:

Tract #2: Beginning at two beeches, A. J. Graves corner, and running south 16 poles to a stake on the point of a hill, thence South 46 ½° East 48 poles to a stake and pointer on a ridge; thence North 52 ½° East, 18 poles to a hickory; thence North 36 ½° poles to a stake in A.J. Graves' line; thence west with said line 49 poles to the beginning, containing 11 ⅜ acres, more or less.

Tract #3: Being described as beginning at an elm, William Stump's and A.J. Graves' comer, running north 40 degrees west 19.72 poles to a stone; thence south 1 degree west 36 poles to a stone; thence south 89 degrees east 19 poles to a stake on the east side of a dry stream; thence in a northwesterly direction 20 poles to the beginning, containing 2 ½ acres, more or less.

INCLUDED IN THEABOVE DESCRIBED PROPERTY BUY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

EXCLUDED FROM TRACTS 2 AND 3: Beginning at a iron pin in the westerly margin of a 20 foot Access Road in the easterly line of Tom Hendrixson, Jr., and being the most northwesterly comer of the O.R. Graves Property of record in Book 3769, Page 403, Register's Office for Davidson County, Tennessee, thence along the westerly margin of a 20 foot private road S 23 degrees 33' 25" E, 219.93 feet to an iron pin; thence S 05 degrees 18' 27" E, 141.22 feet to an iron pin; thence S 02 degrees 24' 22" W, 109.47 feet to an iron pin; thence leaving said road margin S 35 degrees 39' 40" E, 450.00 feet to an iron pin; thence S 36 degrees 06' 53" W 377.23 feet to an iron pin on Tom Hendrixson, Jr.'s line; thence with his line, being a fence, N 35 degrees 39' 40" W, 404.70 feet to an iron pin, comer to Hendrixson; thence still with his fence line W 07 degrees 09' 22" E, 799.37 feet to the point of beginning, containing 5.16 acres, more or less.

Being the same property conveyed to Leah Sawyer and Daniel Stephens, wife and husband, by warranty deed from Jack B. Batson, of record in Instrument No. 20171027-0110547, Register's Office of Davidson County, Tennessee. The said Daniel Stephens having since died on July 21, 2021, and his estate having been probated in Davidson County, Tennessee under Docket No. 21P1630, leaving Leah Stephens (who is one in the same person as Leah Sawyer), as surviving tenant.

This is unimproved property, commonly known as: **0 VESTER ROAD, WHITES CREEK, TENNESSEE 37189**

Leah Marie Stephens, formerly known as Leah Sawyer (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee on January 20, 2023. Decedent's Last Will and Testament dated November 9, 2022 (the "Will"), was admitted to probate on March 2, 2023, under Docket Number 23P334 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, Roxanne Hawk Holland 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 the herein described real property to Genesis Danielle Stephens.

Further, Roxanne Hawk Holland joins in this conveyance, in her individual capacity, to convey any and all interest she may hold as residuary beneficiary under Decedent's Last Will and Testament, dated November 9, 2022.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16 day of March 2023.

ESTATE OF LEAH MARIE STEPHENS

Roxanne Hawk Holland

ROXANNE HAWK HOLLAND,
Personal Representative

Roxanne Hawk Holland

ROXANNE HAWK HOLLAND,
Residuary Beneficiary

STATE OF Alabama)
)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROXANNE HAWK HOLLAND**, 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 Leah Marie Stephens, and in her individual capacity and in her capacity as such Personal Representative, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of March 2023.

Shirley J. Parker

Notary Public
My Commission Expires: September 15, 2026

SHIRLEY J. PARKER NOTARY PUBLIC Expires 9/15/2026 ALABAMA STATE AT LARGE

AGENT APPOINTMENT BY NONRESIDENT FIDUCIARY (SS-4512)

Business Services Division
Tre Hargett, Secretary of State
State of Tennessee
312 Rosa L. Parks Ave., 6th Fl.
Nashville, TN 37243
(615) 741-2286

Filing Fee $10.00

For Office Use Only

Copy

The undersigned, a nonresident person, bank or trust company, wishing to act as a fiduciary in the State of Tennessee in conformity with the laws thereof, hereby appoints the Secretary of State of the State of Tennessee as the undersigned's agent for service of process pursuant to T.C.A. § 35-50-107.

All process in any suit or proceeding against the undersigned may be served upon the Tennessee Secretary of State in any action or proceeding relating to any trust, estate or matter within this State in respect of which the undersigned is acting in a fiduciary capacity.

The undersigned agrees that any process against the undersigned, which is served upon the Tennessee Secretary of State, shall be of the same legal force and validity as if served on the undersigned.

It is understood that this appointment shall continue for as long as any liability shall remain outstanding against the undersigned pertaining to any such matters.

1. The specific trust, estate or person for which the undersigned has been appointed as fiduciary is:
Estate of Leah Marie Stephens

2. The street address (including zip code) of the undersigned (to which all copies of legal process should be addressed) is:
Address: 8743 Vintage Way
City: Montgomery State: AL Zip Code: 36116

Note: Pursuant to T.C.A. § 10-7-503, all information on this form is public record.

Executed this 15th day of February, 2023.

Roxanne Hawk Holland
Name (Printed or Typed)

Roxanne Hawk Holland
Signature





Exhibit 1

Last Will and Testament

of

LEAH MARIE STEPHENS

STATE OF TENNESSEE)
:
DAVIDSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That I, **LEAH MARIE STEPHENS**, of Whites Creek, County of Davidson, State of Tennessee, realizing the uncertainty of life, and being of sound and disposing mind and memory, do hereby make and publish this my Last Will and Testament, hereby revoking all former Wills by me at any time heretofore made.

ITEM I

PROVISIONS FOR PAYMENT OF PREFERRED CHARGES

I direct that all of my just debts, including the expenses of my last illness and funeral, be paid out of my estate by my Executrix as soon as possible after my death. All estate and inheritance taxes (including any and all interest charges and penalties, if any) payable by reason of my death in respect of all items included in the computation of such taxes, whether passing by this will or otherwise, shall be paid by my Executrix as if such taxes were my debts, without recovery of any part of such tax payments from anyone who receives any items included in such computations.

ITEM II

DISPOSITION OF TANGIBLE PERSONAL PROPERTY

Section 1. Disposition of Specific Personal Property.

A. I give and devise to my stepdaughter, **Genesis Danielle Stephens**, the house and property located at 4139 Vester Road, Whites Creek, Tennessee 37189, along with all of the contents therein (furniture, furnishings, and other personal contents belonging to me). It is my wish and desire that **Ashley Elizabeth Warren** may continue to rent the house as her residence for as long as Ashley and Genesis agree and see fit to do so. I further give and devise any remainder of property that belonged to her father Daniel Stephens, to Genesis Danielle Stephens to do with as she wishes.

B. I give and devise to my beloved mother, **Roxanne Hawk Holland,** the house and property located at 1007 North Memorial Drive, Prattville, Alabama, along with all of the contents therein.

C. I give and devise to my friend, **Ashley Elizabeth Warren**, my 2011 Subaru Forester.

D. I give and devise to my brother-in-law, **David Wayne Stephens,** the 2006 Jayco Feather Flight travel trailer.

Section 2. Costs of Distribution.

All costs of safeguarding, insuring, packing and storing my tangible personal property prior to its distribution or sale, and the costs of delivering such property to the appropriate beneficiary, as well as all expenses incurred in safeguarding, insuring, and selling any real estate owned by me at the time of my demise, shall be deemed administrative expenses of my estate.

Section 3. Distribution of Residue of Estate.

All the rest, residue and remainder of my property, real and personal, of whatever kind and character, and wherever situated, shall be disposed of by my Executrix as hereinafter provided.

ITEM III

SPECIFIC MONETARY DEVISES

After the payment of all of my just debts and funeral expenses and the above specific devises, I hereby give and devise the following monetary devises:

A. To my stepdaughter, **Genesis Danielle Stephens**, I give and devise the proceeds from my life insurance policy through Vanderbilt. It is my wish and desire that Genesis save 30 percent of this policy amount in an account for the upkeep of the grounds at 4139 Vester Road. It is my wish and desire that the remaining 70 percent of this policy amount be placed in a trust to be disbursed to Genesis when she turns 25 or at the discretion of my Executrix.

B. To my stepsister, **Lois Hatfield Whitfield**, the balance of the remaining proceeds in my 4013B account.

C. To my beloved mother, **Roxanne Hawk Holland**, the balance of the proceeds in my bank account at First Horizon Bank.

ITEM IV

DISPOSITION OF RESIDUARY ESTATE

Section 1. Division of property.

I give and devise my residuary estate to my beloved mother, **Roxanne Hawk Holland.** If any beneficiary named above shall predecease me, the bequest to such deceased beneficiary shall lapse and then be distributed as a part of my residual estate.

Section 2. Ultimate Disposition.

In the event that upon my death there is no person then living to whom the principal of my residuary estate is distributable hereunder, then the principal of my residuary estate and all amounts of accumulated and accrued income, if any, shall be distributed absolutely by my Executrix to such persons who would have been entitled to share in my residuary estate under the laws of intestacy of the State of Tennessee in effect on such date, in the same manner as if I had died intestate, a resident of Tennessee, on such date.

ITEM V

CONSTRUCTION OF THE WILL

By "residuary estate," I mean all the rest and remainder, after the distributions and disbursements described in Items I, II, and III, of all property of any and all kinds whatsoever and wheresoever situated of which I may die seized, or in which I have any interest at the time of my death, or to which my Executrix may become entitled after my death.

ITEM VI

PROVISIONS RESPECTING THE EXECUTOR

I hereby nominate and appoint my mother, **Roxanne Hawk Holland,** to be the Executrix of this my Last Will and Testament and hereby exempt her from the necessity of making bond as such Executrix.

During the period that my Executrix, as the case may be, administers my estate, and prior to the delivery of the assets of the estate to the beneficiary entitled thereto, I grant to my Executrix the continuing, absolute, discretionary power to deal with any property, real or personal, held in my estate as freely as I might in the handling of my own affairs. Such power may be exercised independently and without the prior or subsequent approval of any court or judicial authority and no person dealing with my Executrix shall be required to inquire into the propriety of any actions by my Executrix.

I further authorize and empower my said Executrix to have and exercise full control of all matters pertaining to the settlement of my affairs and my estate, and I hereby authorize her to sell and dispose of any or all of my effects and property according to her best judgment, whenever she sees fit to do so, and at such prices and in such manner and upon such terms as she may think best, without the order of any Court whatsoever; and I hereby authorize and empower my said Executrix to make and execute all necessary deeds and conveyances to any of my property, real, personal or mixed, the same as I could do myself, if living, and without the order of any court whatsoever.

ITEM VII

It is my will and I hereby direct that my said Executrix shall not be required to file any inventory in or to make any report to or settlement with any court insofar as the administration of my estate is concerned, it being my wish, will and direction that no court proceedings shall be had in the administration of my estate, except the probate of this Will and the issuance of Letters Testamentary thereunder.

IN TESTIMONY WHEREOF, I, the said **LEAH MARIE STEPHENS** have hereunto set my hand and seal on this the 9 day of November, 2022.

_____(L.S.)
LEAH MARIE STEPHENS

I, LEAH MARIE STEPHENS, the Testatrix, sign my name to this instrument this 9 day of November, 2022, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my last will and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am nineteen years of age or older, of sound mind and under no constraint or undue influence.

_____(L.S.)
LEAH MARIE STEPHENS

We, the undersigned witnesses, do hereby sign our names to this instrument being first duly sworn, and do hereby declare to the undersigned authority that LEAH MARIE STEPHENS, the Testatrix, signed and executed this instrument as her Last Will and Testament, that she signed it willingly, that each of us, in the presence and hearing of the Testatrix, and in the presence and hearing of each other, hereby signs this Last Will and Testament as witnesses to the Testatrix's signing, and that to the best of our knowledge, the Testatrix is nineteen years of age or older, of sound mind, and under no constraint or undue influence.

NAMES	ADDRESSES
_____ WITNESS	4524 Shamrock Ct Mont, Al 36106
_____ WITNESS	7956 Vaughn Rd Montgomery, AL 36116

Page (7) of My Will 10

TESTAMENTARY AFFIDAVIT

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Before me, the undersigned authority, on this day personally appeared **Leah Marie Stephens, Testatrix**, and Mark Fronduty (witness) and Taylan Newman (witness), known to me to be the Testatrix and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, and, all of these persons being by me duly sworn, the Testatrix declared to me and to the witnesses in my presence that the instrument is the Testatrix's last will and that the Testatrix has willingly signed or directed another to sign for her, and that the Testatrix executed it as the Testatrix's free and voluntary act for the purposes therein expressed; and each of the witnesses stated to me, in the presence of the Testatrix, that they signed the will as witnesses and that to the best of their knowledge the Testatrix was eighteen (18) years of age or over, of sound mind and under no constraint or undue influence.

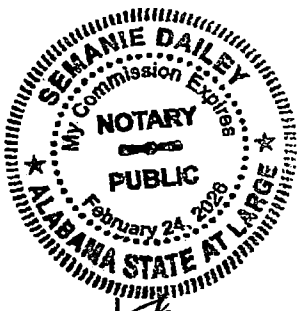
Testatrix Signature

Witness Signature

Witness Signature

SUBSCRIBED AND SWORN TO before me by the said Testatrix and the said witnesses, this 9 day of November, 2022.

[SEAL]



Notary Public
My Commission expires: 02/24/2026

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **ROXANNE HAWK HOLLAND** DOCKET NO: **23P334**

*It appearing to the Court that **LEAH MARIE STEPHENS** 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 **ROXANNE HAWK HOLLAND**, 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 **March 2nd, 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 **ROXANNE HAWK HOLLAND** as **Executrix** of the estate of **LEAH MARIE STEPHENS**, deceased, and I do further certify that **ROXANNE HAWK HOLLAND** is still acting **Executrix** of the estate of **LEAH MARIE STEPHENS** 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 2nd day of March, 2023

JOSEPH P. DAY, Clerk

_____ D.C.