Karen Johnson Davidson County
Batch# 1008634 DEEDQC
05/30/2023 09 09 59 AM 11 pgs
Fees $57 00 Taxes $0 00
20230530-0040282

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
~~1022~~ 21st Avenue South, ~~Suite 100~~
2122 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.

EDWIN ERNEST ROWELL, *Executor*

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

ROBERT H GEELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5/5/2027

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anna McGowan, et. al. 4413 Springfield Rd Bourbon, MO 65411	New Owner	033-16-0 267.00

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, **EDWIN ERNEST ROWELL, EXECUTOR OF THE ESTATE OF RALPH EDWARD LAND**, ("Grantor") does hereby quitclaim, transfer and convey unto **EDWIN ERNEST ROWELL AS TRUSTEE OF THE HAROLD EULIS LAND TESTAMENTARY TRUST AND ANNA MCGOWAN** ("Grantees"), their successors and assigns, all of Grantor's right, title and interest in certain improved real property, commonly known as **1119 NELSON DRIVE, NASHVILLE, TENNESSEE 37115,** located in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING Lot No. 108-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 6900, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ralph E. Land by warranty deed from John R. Bradley, Elizabeth F. Bradley, Thomas S. Gammons and Benita R. Gammons, of record in Book 8599, Page 831, Register's Office of Davidson County, Tennessee.
The said Ralph Edward Land (hereinafter the "Decedent") died testate as a resident of Davidson County, Tennessee on February 24, 2023. Decedent's Last Will and

Testament dated April 3, 1995 (the "Will"), was admitted to probate on April 19, 2023, under Docket Number 23P667 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, Edwin Ernest Rowell was appointed as the Executor 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 Harold Eulis Land (in Trust) and Anna McGowan (formerly known as Anna Marie Martha Land Conner).

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 8 day of May 2023.

ESTATE OF RALPH EDWARD LAND

EDWIN ERNEST ROWELL, *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 **Edwin Ernest Rowell**, 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 Ralph Edward Land** 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 8 day of May 2023.

ROBERT H GATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-5-2025

[redacted]

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

IN RE: ESTATE OF	)	
RALPH EDWARD LAND,	)	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 19th day of April 2023, before the Honorable Andra Hedrick, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Edwin Ernest Rowell, 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 April 3, 1995, was properly executed and witnessed by three 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 April 3, 1995, 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, Edwin Ernest Rowell, shall be appointed Personal Representative of the Estate of Ralph Edward Land. 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
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 below:

Edwin Ernest Rowell
210 Diane Drive
Madison, TN 37115

Trust f/b/o Harold Eulis Land
Edwin Ernest Rowell, Trustee
210 Diane Drive
Madison, TN 37115

Harold Eulis Land
c/o Anna McGowan, Conservator
4413 Springfield Rd
Bourbon, MO 65411

Anna McGowan
4413 Springfield Rd
Bourbon, MO 65411

This the 5th day of April 2023.

Kate Nyquist

Case Title: ROWELL V LAND

Case Number: 23P667

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

[redacted]

EFILED 04/19/23 03 47 PM CASE NO 23P667 Joseph P Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO **EDWIN ERNEST ROWELL** DOCKET NO **23P667**

*It appearing to the Court that **RALPH EDWARD LAND** 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 **EDWIN ERNEST ROWELL**, 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 **April 19th, 2023***

JOSEPH P DAY, Clerk

JOSEPH P. DAY CIRCUIT COURT 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 **EDWIN ERNEST ROWELL** as **Executor** of the estate of **RALPH EDWARD LAND**, deceased, and I do further certify that **EDWIN ERNEST ROWELL** is still acting **Executor** of the estate of **RALPH EDWARD LAND** 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]

EFILED 04/19/23 02:18 PM CASE NO. 23P667 Joseph P. Day, Clerk 23P667

FILED
APR 19 2023
JOSEPH P. DAY, Clerk
By Deputy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LAST WILL AND TESTAMENT

I, RALPH EDWARD LAND, a resident of Davidson County, Tennessee, do hereby make, publish and declare this to be my Last Will and Testament and hereby revoke all former Wills and Codicils heretofore made by me.

ARTICLE I

FAMILY STATUS

I am single and my family consists of my parents, EULIS EVERETT LAND and MARGARET IDA LAND, my brother, HAROLD EULIS LAND, and my sister, ANNA MARIE MARTHA LAND CONNER.

ARTICLE II

APPOINTMENT OF FIDUCIARIES

I hereby appoint EDWIN ERNEST ROWELL, to be the Executor of this will and Trustee of all trusts created hereunder. EDWIN ERNEST ROWELL shall receive as compensation for his services as Executor and as Trustee hereunder the commissions allowed by law at the time of the performance of such services.

My Executor and Trustee shall not be required to qualify, to file any inventory, appraisal, account or report to any court, or to give bond (unless in each case he is otherwise required to do so notwithstanding this provision) but shall furnish annually to each current income beneficiary reports and accounts for all receipts and disbursements during each accounting period.

ARTICLE III

EXECUTOR AND TRUSTEE POWERS

I grant to my Executor with respect to my estate and my Trustee with respect to any trust created under this will the authority and power to exercise, in his sole discretion and without court order, in respect of any property forming part of my estate or of any such trust or otherwise in his possession hereunder, all powers conferred by law upon Executors and Trustees, or expressed in this will, and I intend that the powers so granted be construed in the broadest possible manner. I further confer upon my Executor and Trustee all the powers set forth in Tennessee Code Annotated § 35-50-110 which are hereby incorporated by reference as they exist at the time of my execution of this will.

Ralph E Land (SEAL)
RALPH EDWARD LAND

RE Land

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ARTICLE IV

DEBTS AND FUNERAL EXPENSES

I direct that my just debts, (including unpaid charitable pledges, whether or not the same are enforceable obligations of my estate), the expenses of my last illness, my funeral expenses, (including the cost of a suitable monument at my grave and perpetual care of the cemetery lot in which I am interred, whether or not such expenditures exceed the limitations otherwise imposed by law), and costs of administration of my estate be paid out of the assets of my estate as soon as practicable after my death.

In the event that any property or interest in property passing under this Will, or by operation of law, or otherwise by reason of my death, shall be encumbered by a mortgage, deed of trust, or lien, or shall be pledged to secure any obligation (whether the property or interest in property so encumbered shall be owned by me jointly or individually), it is my intention that such indebtedness shall not be charged to or paid from my estate, but that the devisee, legatee, joint owner taking by survivorship, or beneficiary shall take such property or interest in property subject to all encumbrances existing at the time of my death.

ARTICLE V

RESIDUARY ESTATE

All the rest, residue and remainder of my property and estate, wherever situated and of whatever nature (including all lapsed devises or other devises made by this will which fail for any reason), I devise and bequeath to my Executor to be distributed in equal shares to EULIS EVERETT LAND, MARGARET IDA LAND, HAROLD EULIS LAND, and ANNA MARIE MARTHA LAND CONNER, or the survivor of them.

In the event HAROLD EULIS LAND is receiving any governmental assistance benefit which may be terminated by the receipt of any devise or bequest from my estate, I direct that my Executor and Trustee shall, in such event, hold HAROLD EULIS LAND'S share in trust until such time as HAROLD EULIS LAND is no longer receiving governmental assistance. During the time said share is held in trust, my Executor and Trustee may, at his discretion, pay so much of the principal and income from said trust to HAROLD EULIS LAND as he may receive without resulting in a termination of governmental assistance benefits.

IN WITNESS WHEREOF, I, RALPH EDWARD LAND, the testator, sign my name to this instrument this 3RD day of April, 1995, 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 eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Ralph E. Land (SEAL)
RALPH EDWARD LAND

On the date last above written, we saw RALPH EDWARD LAND, in our presence, sign the foregoing instrument at its end. He then declared it to be his Last Will and Testament and requested us to act as witnesses to it. We then, in his presence and in the presence of each other, signed our names as attesting witnesses, believing him at all times herein mentioned to be of sound mind and memory and not acting under constraint of any kind.

Witness (SEAL)

Residing at: 1711 Broadway
Nashville TN 37203

Witness (SEAL)

Residing at: 1711 Broadway
Nashville TN 37203

Witness (SEAL)

Residing at: 185 Plus Park Blvd
Nashville, TN 37217

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EFILED 04/19/23 02 18 PM CASE NO 23P667 Joseph P Day, Clerk

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

Irene Moncivais, Jenn for Frost, and Delua S. Kelso, being severally duly sworn, depose and say that:

We are acquainted with RALPH EDWARD LAND, who executed this annexed Last Will and Testament, consisting of four type written pages including this page, date April 3, 1995, on that date at Nashville, Tennessee, by subscribing his name at the end thereof in the presence and sight of each of us.

At the time of subscribing said Last Will and Testament, RALPH EDWARD LAND declared the intrument so subscribed by him to be his Last Will and Testament, and we thereupon signed our names as witnesses at the end of said instrument at his request and in his presence and sight, and in the presence and sight of each other.

At the time of executing said Last Will and Testament, RALPH EDWARD LAND was over the age of eighteen years and in our opinion was of sound mind, memory and understanding and not under any restraint or in any respect incompetent to make a Will.

This affidavit is made at the request of RALPH EDWARD LAND.

The annexed Last Will and Testament was examined by the undersigned at the time this affidavit was made.

_____ (SEAL)
Witness

_____ (SEAL)
Witness

_____ (SEAL)
Witness

SWORN TO AND SUBSCRIBED before me, this 3rd day of April, 1995.

_____ (SEAL)
Notary Public

My Commission Expires: My Commission Expires March 21, 1999.

The foregoing Last Will and Testament of RALPH EDWARD LAND was prepared by the undersigned attorney at the direction of RALPH EDWARD LAND.

This 3rd day of April, 1995.

_____ (SEAL)
Lloyd T. Kelso