ADDRESS NEW OWNER: Willia O. Martin Fizgerald
100 McFerrin Avenue
Nashville, TN 37206

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 08212038500

Karen Johnson Davidson County
Batch# 1028486 DEEDWARR
07/20/2023 08:05:30 AM 17 pgs
Fees: $88.00 Taxes: $2,035.00
20230720-0055759

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Willia O. Martin Fitzgerlad, Executrix of "The Estate of Lee Ella Martin"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Willia O. Martin Fizgerald, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to John W. Martin and wife, Lee Ella K. Martin, by Warranty Deed dated March 17, 1967 and recorded on March 27, 1967, from W.L Bainbridge Company of record in Book 4114, Page 879, Register's Office for Davidson County, Tennessee. The said John W. Martin having since died December 17, 2015 leaving his spouse, Lee Ella K. Martin as the sole surviving tenant by the entirety. The said Lee Ella K. Martin died testate on June 11, 2021. Per the "Court Order Granting Petition for Probate of Will, Granting of Letters Testementary and Approval of Sale of Real Estate," attached hereto and made a part hereof, the subject property was ordered to be sold by the Executrix per "The Last Will and Testament of Lee Ella Martin."

See Order Granting Petition for Probate of Will, Granting of Letters Testamentary and Approval of Sale of Real Estate attached hereto and made a part hereof.

Willia O. Martin Fitzgerald, Othelia Taylor, and Felicia Walker join in this conveyance to convey any interest in the property as beneficiaries under said Will.

This is property with a common address of 100 McFerrin Avenue, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year not prorated and assumed by the Grantees at closing.(2) All matters appearing on the Plan of Neill S. Brown's Addition to Edgefield, not East Nashville, of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of The Nashville Housing Authority in the East Nashville Urban Renewal Project of record in Book 3378, Page 23; Book 4220, Page 723; and Book 6236, Page 263, said Register's Office.(4) Restrictive Covenants of record in Book 4092, Page 796, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of July 2023.

Willia O. Martin, Executrix
Willia O. Martin Fitzgerlad, Exexutrix of "The Estate of Lee Ella Martin"

Willia O Martin Fitzgerald
Willia O. Martin Fitzgerald, individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Willia O. Martin Fitzgerlad, both individually and as the Executrix of "The Estate of Lee Ella Martin,"** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 17th day of July 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Othelia Taylor
Othelia Taylor, individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Othelia Taylor, individually,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 17th day of July 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Felicia Walker
Felicia Walker, individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Felicia Walker, individually,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 17th day of July 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $550,000.00.

Willie O. Martin Fitzgerald
Affiant

Subscribed and sworn before me this 17th day of July 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2025

File No. 2306-080

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being parts of lot Nos. 42 and 43 on the Plan of Neill S. Brown's Addition to Edgefield, now East Nashville, as of record in book 57, page 50, Register's Office for Davidson County, Tennessee, and described according to a survey by Barge, Waggoner & Sumner, Engineers, dated April 11, 1966, as follows:

BEGINNING at an iron pin in the northeasterly margin of Myrtle Street, the northwest corner of Lot No. 43 on said plan; thence with the north line of said lot, South 82° 42' East 149.69 feet to an iron pin in the northwesterly margin of McFerrin Avenue; thence with said margin of said Avenue, South 7° 27' West 75.28 feet to an iron pin, passing the common corner of Lots Nos. 42 and 43 at 50.0 feet at the northerly margin of Myrtle Street as relocated; thence with said margin of Myrtle Street, relocated, North 82° 33' West 14.45 feet to an iron pin at the beginning of a curve to the right having a radius of 159.57 feet; thence continuing with said curve to Myrtle Street as relocated, northwestwardly 161.38 feet to the point of beginning.

This is property with a common address of **100 McFerrin Avenue, Nashville, TN 37206.**

File No.: **2306-080**
Map & Parcel: **08212038500**

© Cindy S. Smith, P.C.

COPY

EFILED 03/30/23 11:12 AM CASE NO. 23P500 Joseph P. Day, Clerk

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

IN THE MATTER OF:	)	
THE ESTATE OF	)	
LEE ELLA MARTIN,	)	**Docket No. 23P500**
Deceased	)	
	)	
WILLIA O. MARTIN FITZGERALD,	)	
Petitioner	)	

ORDER GRANTING PETITION FOR PROBATE OF WILL, GRANTING OF LETTERS TESTAMENTARY and APPROVAL OF SALE OF REAL ESTATE

BE IT REMEMBERED, this 30th day of March, 2023, before Seventh Circuit Court Judge Andra Hedrick, a Petition for Probate of the Will of Lee Ella Martin (the "Decedent") and Granting of Letters Testamentary and a Motion to Sale Real Estate was considered.

IT APPEARS to the Court from the Petition, Motion and the testimony provided, that the Decedent died on June 11, 2021 and such instrument was written during the lifetime of the Decedent, signed by witnesses in the presence of and at the request of the Decedent, in the presence of each other and as attesting witnesses thereto, properly executed, duly witnessed and that at the time of the execution, the Decedent appeared to be of sound mind and disposing memory and that an affidavit self-proving the Will was attached. IT FURTHER APPEARS that the Will waives bond and accounting and the beneficiaries have waived inventory; that the Decedent requested in her Will that her real property be sold and distributed to the beneficiaries in her Will; and that the beneficiaries have agreed via contract to sell the property to the Petitioner.

202307200055759

COPY

EFILED 03/30/23 11:12 AM CASE NO. 23P500 Joseph P. Day, Clerk

IT IS THEREFORE **ORDERED, ADJUDGED AND DECREED** that:

1. The Clerk is hereby directed to record such the Will and issue Letters Testamentary to Willia O. Martin Fitzgerald to serve as Executrix of this estate without bond.

2. The filing of inventory and annual accountings are waived. However, an Estate Status Report will be due within 30 days after the fifteenth (15th) month from the date of issuance of Petitioner's Letters Testamentary and thereafter within thirty (30) days after twelve (12) months from the date of filing the previous Annual Status Report.

3. Notice to creditors is not required pursuant to T.C.A. Section 30-2-306 (e) because the Decedent has been dead for more than one year.

4. The Executrix is expressly authorized to sell the real estate located at 100 McFerrin Avenue Nashville, Tennessee 37206 to Willia O. Martin Fitzgerald pursuant to the contract attached to the Petition.

5. Costs related to these proceedings are taxed to the Estate.

Entered, this _____ day of _____, 2023

_____
Honorable Andra Hedrick
Seventh Circuit Court Judge

Approved for entry:

D. Billye Sanders
D. Billye Sanders
Attorney of Record

COPY

EFILED 03/30/23 11:12 AM CASE NO. 23P500 Joseph P. Day, Clerk

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing documents have been delivered to the following persons at the addresses below via U.S. mail postage prepaid, via hand delivery or via e-mail (with permission) on this 29th day of March 2023:

Willia O. Martin Fitzgerald
100 McFerrin Avenue
Nashville, TN 37206
Email address: willfitz63@gmail.com

Othelia Taylor
713 Myrtle Street
Nashville TN 37206
Email address: othtay1@bellsouth.net

Felicia Walker
11115 Hunt Glenn Court
Charlotte, North Carolina 28216
Email address: feliciaw33@aol.com

D. Billye Sanders.
D. Billye Sanders

202307200055759

COPY

EFILED 03/30/23 11:12 AM CASE NO. 23P500 Joseph P. Day, Clerk

202307200055759

COPY

EFILED 03/30/23 11:12 AM CASE NO. 23P500 Joseph P. Day, Clerk

Case Title: FITZGERALD V MARTIN

Case Number: 23P500

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

COPY

EFILED 03/09/23 06:50 PM CASE NO. 23P500 Joseph P. Day, Clerk

Contract for Sell and Purchase of Real Estate

This Contract is entered into on this 8th day of March, 2023 between the Estate of Lee Ella Martin (the "Decedent") by and through the Executrix, Willia O. Martin Fitzgerald ("Seller") and Willia O. Martin Fitzgerald ("Buyer"). The Will indicated that the Decedent's property at 100 McFerrin Avenue, Nashville, TN 37206 should be sold by the Executrix and the proceeds distributed to the beneficiaries, who are her three daughters, Othelia Taylor, Felicia Walker, and Willia O. Martin Fitzgerald (the "Beneficiaries").

The Beneficiaries desire to sell the property to Buyer because she moved into Decedent's home in 2015 and cared for Decedent (as well as the father of the Beneficiaries) until they both died. Buyer also invested at least $100,000 in the property for renovations, upkeep and maintenance and continues to live in the home and maintain it. The purchase price is $550,000 and the Beneficiaries agree to give Buyer a credit of $100,000 due to Buyer's prior investment in the property. Buyer agrees to pay $450,000 cash on the date of closing, contingent upon obtaining financing for the purchase.

Seller agrees to transfer the property pursuant to a warranty deed.

Taxes are currently being paid by buyer and she will continue to do so until closing and thereafter.

Recording fees, legal fees and other expenses of closing with be paid by the Estate of Lee Ella Martin.

This Contract is binding on the heirs, successors and assigns of the parties. The parties agree to close by as so as practicable after financing is obtained by the Buyer.

202307200055759

COPY

EFILED 03/09/23 06:50 PM CASE NO. 23P500 Joseph P. Day, Clerk

In Witness whereof the Parties hereto and the beneficiaries have subscribed their names below.

Seller:

Estate of Lee Ella Martin

By: Willia O. Martin Fitzgerald
Willia O. Martin Fitzgerald, Executrix

Buyer:

Willia O. Martin Fitzgerald
Willia O. Martin Fitzgerald

Beneficiaries:

Othelia Taylor
Othelia Taylor

_____
Felicia Walker

Willia O. Martin Fitzgerald
Willia O. Martin Fitzgerald

202307200055759

COPY

EFILED 03/09/23 06:50 PM CASE NO. 23P500 Joseph P. Day, Clerk

In Witness whereof the Parties hereto and the beneficiaries have subscribed their names below.

Seller:

Estate of Lee Ella Martin

By:_____
Willia O. Martin Fitzgerald, Executrix

Buyer:

_____
Willia O. Martin Fitzgerald

Beneficiaries:

_____
Othelia Taylor

Felicia Walker
Felicia Walker

_____
Willia O. Martin Fitzgerald

202307200055759

COPY

EFILED 03/29/23 03:05 PM CASE NO. 23P500 Joseph P. Day, Clerk

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

IN THE MATTER OF:	)	
THE ESTATE OF	)	
LEE ELLA MARTIN,	)	**Docket No. 23P500**
Deceased	)	
	)	
WILLIA O. MARTIN FITZGERALD,	)	
Petitioner	)	

AMENDMENT TO PETITION FOR PROBATE OF WILL, GRANTING OF LETTERS TESTAMENTARY and MOTION FOR APPROVAL OF SALE OF REAL ESTATE

Comes now the Attorney for the Estate of Lee Ella Martin (the "Decedent") and files this Amendment to the Petition and Motion that was filed in this Docket on March 9, 2023 on behalf of the Petitioner.

1. Section 2. b. of the Petition is hereby amended to add: "The Petitioner, Willia O. Martin Fitzgerald, has not been convicted of a felony or misdemeanor and has not been sentenced to imprisonment in a penitentiary."

2. Section 7 of the Petition is hereby amended to add: "The Decedent was not the owner of and did not have a controlling interest in any ongoing business or economic enterprise that is or may be part of the estate to be administered."

PETITIONER PRAYS THAT:

1. The amendments above be added to the Petition filed March 9, 2023 to be considered by the Judge on March 30, 2023 at 10 a.m.

2. Petitioner be appointed to serve as Executrix and that the Judge (or Probate Master be directed to) administer the oath and/or accept the Oath of the Personal Representative filed with this Petition and to otherwise qualify the Executrix and to issue letters testamentary;

202307200055759

COPY

EFILED 03/29/23 03:05 PM CASE NO. 23P500 Joseph P. Day, Clerk

3. Notice by publication be given to the creditors of the estate as required in T.C.A. §30-2-306, unless it is not required under T.C.A.§30-2-306 (c) due to the fact the Decedent died more than one year ago;

4. Notice be given the Tennessee Department of Revenue as required by T.C.A §67-8-406;

5. Bond and Accounting for the personal representatives be waived;

6. Filing of inventory by the personal representatives be waived;

7. The Motion for approval of the Agreement to sell Decedent's real estate to Petitioner be approved; and

8. The Petitioner be granted such additional relief as the Court may deem proper under the Circumstances.

Willia O. Martin Fitzgerald

Willia O. Martin Fitzgerald, Petitioner

D. Billye Sanders

D. Billye Sanders #5631
Attorney-At-Law
3514 Geneva Circle
Nashville, TN 37209
(615) 500-7749
Attorney for Estate of Lee Ella Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary of the state and county aforesaid, the above named Petitioner, **Willia O. Martin Fitzgerald**, who, being duly sworn by me, deposes and says that the statements in the foregoing Petition are true to her knowledge, except as to matters therein stated to be on information and belief, and these matters Petitioner believes to be true.

Sworn to and subscribed before me this 29th day of March 2023.

Denise B. Sanders

NOTARY PUBLIC

My Commission Expires: March 3, 2025

COPY

EFILED 03/29/23 03:05 PM CASE NO. 23P500 Joseph P. Day, Clerk

NOTICE OF HEARING

This Petition as amended will be heard on Thursday, March 30, 2023 at 10 a.m. Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville in Room 608 Metropolitan Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201.

COPY

EFILED 03/29/23 03:05 PM CASE NO. 23P500 Joseph P. Day, Clerk

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing documents have been delivered to the following persons at the addresses below via U.S. mail postage prepaid, via hand delivery or via e-mail (with permission) on this 29th day of March 2023:

Willia O. Martin Fitzgerald
100 McFerrin Avenue
Nashville, TN 37206
Email address: willfitz63@gmail.com

Othelia Taylor
713 Myrtle Street
Nashville TN 37206
Email address: othtay1@bellsouth.net

Felicia Walker
11115 Hunt Glenn Court
Charlotte, North Carolina 28216
Email address: feliciaw33@aol.com

D. Billye Sanders
D. Billye Sanders

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 17th, 2023 (date of document).

Cindy S. Smith, Affiant

07/19/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 19th day of July, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026