Karen Johnson Davidson County
Batch# 1057719 DEEDWARR
10/04/2023 12:46 48 PM 17 pgs
Fees. $87 00 Taxes $0 00
20231004-0078132

This Instrument prepared based on information provided by the parties and not independent verification by:
C. Michael Robinson
2705 Gallatin Pike
Nashville, TN 37216
615-320-9977

ADDRESS NEW OWNER
Jacqueline Renee London
c/o Christian London, Executor
of the Estate of Jacqueline Renee
London
1315 5th Ave N.
Nashville, Tennessee 37208

SEND TAX BILLS TO:
New Owner

PARCEL NUMBER:
082 09 0 069.00

ADMINISTRATOR C.T.A.'S DEED

WHEREAS, Hillard (Jack) London (hereinafter the "Decedent") died testate on December 30, 2019, as a resident of Davidson County, Tennessee. The Decedent's Last Will and Testament dated February 25, 2009 (the "Will"), was admitted to probate on August 9, 2023, under Docket Number 21P1529 in the Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1.**

WHEREAS, by entry of the same Order, Christian London was appointed as the Administrator *Cum Testamento Annexo* (*c.t.a.*) of Decedent's Estate. The Court issued Letters of Administration *c.t.a.* accordingly and the same are attached hereto as **Exhibit 2.**

WHEREAS, the Decedent was predeceased by his wife, Dolores London.

WHEREAS, pursuant to the Will of Decedent, the Decedent devises the ownership of his real property to his daughter, Jacqueline Renee London, who survived the Decedent. Said Will is attached hereto as **Exhibit 3.**

WHEREAS, the Decedent held a fee simple interest in the real property located at 1315 5th Ave N., Nashville, Tennessee 37208 being more specifically described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the plan of The Homestead Addition Estate of D.T. McGavock, of record in Book 57, Page 9, Register's Office for said County.
>
> Said Lot No. 5 fronts 50 feet on the southwesterly margin of Summer Street, now known as Fifth Avenue North and extends back between parallel lines 166.3 feet to an alley.

Being the same property conveyed to John B. McVay and wife, Amy L. Douglas McVay by deed from Edith A. Carney and husband, James A. Carney, of record in Book 5865, Page 916, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hillard J. London and wife, Delores J. London, by deed from John B. McVay and wife, Amy L. Douglas McVay, of record in Book 6996, Page 596, Register's Office for Davidson County, Tennessee.

This is improved property known as 1315 5th Avenue North, Nashville, Tennessee 37208.

THEREFORE, Christian London, in his capacity as Administrator *c.t.a.* of Decedent's Estate, hereby conveys Decedent's right, title and interest in certain real property located in Davidson County, Tennessee, commonly known as 1315 5th Avenue North, Nashville, Tennessee 37208 to Jacqueline Renee London, c/o Christian London, Executor of the Estate of Jacqueline Renee London, 1315 5th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD THE property, with the appurtenances, estate, title and interest with all the rights of the Decedent in fee simple absolute, and the Administrator *c.t.a.* hereby transfers, assigns and sets over all of the Estate's right, title and interest in the said property with full benefit of the Administrator *c.t.a.* 's warranties to the maximum extent that he can or should do as Administrator *c.t.a.*, but not further or otherwise.

IN WITNESS WHEREOF, I have signed my name this the 4th day of October 2023.

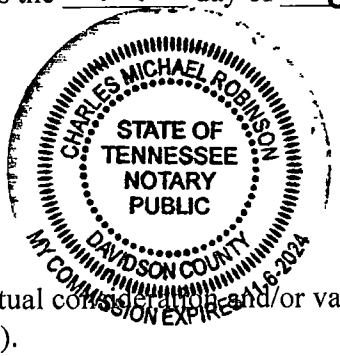
Christian London

CHRISTIAN LONDON, ADMINISTRATOR *c.t.a.*

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **CHRISTIAN LONDON, ADMINISTRATOR *c.t.a.***, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 4th day of October, 2023.



NOTARY PUBLIC

My Commission Expires: 11-6-24

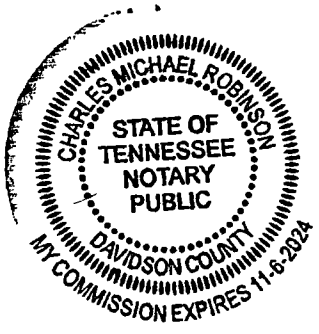
The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

CHRISTIAN LONDON, ADMINISTRATOR *c.t.a.*

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 4th day of October, 2023.



NOTARY PUBLIC

My Commission Expires: 11-6-24

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Exhibit 1

IN THE FIRST CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

In Re Estate of:	)	
Hillard (Jack) London	)	**Docket Number: 21P1529**

AGREED ORDER DISMISSING WILL CONTEST AND ADMITTING LAST WILL AND TESTAMENT TO PROBATE

As evidenced by the signatures of counsel below, it appears to the Court that the Parties are in agreement to resolve the Will Contest filed by Teresa Monae London Fletcher ("Contestant") by dismissal, thereby resolving the Motion to Dismiss for Failure to Prosecute, Motion for Sanctions, and Motion for Summary Judgment ("Motion") filed by Christian London, Administrator *Pendente Lite*, and Proponent of the Last Will and Testament of Hillard (Jack) London ("Proponent"), set to be heard by this Court on August 18, 2023, and admitting to probate the Last Will and Testament of Hillard (Jack) London dated February 25, 2009.

Based upon the signatures of counsel below, the Motion, its exhibits and memorandum in support, and the entire record herein this cause, the Court finds, and the Parties agree, to the following:

1. The Contestant desires to and shall hereby dismiss the Will Contest with prejudice.
2. The Parties desire that no court costs or attorney's fees be charged to the Contestant.
3. The Parties desire that the Contestant's bond be released to her undersigned counsel.
4. The Parties desire that all costs of this matter be charged against the Proponent's bond, and then taxed to the Proponent, should there be excess costs.

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5. The Parties agree that Proponent shall pay the Contestant's undersigned counsel for services rendered to the Contestant in the amount of Two Thousand Dollars ($2,000.00).

It is therefore **ORDERED, ADJUDGED AND DECREED** that the Will Contest initiated by Teresa Monae London Fletcher shall be dismissed with prejudice.

It is further **ORDERED, ADJUDGED AND DECREED** that the Last Will and Testament of Hillard (Jack) London dated February 25, 2009 is the true and whole Last Will and Testament of the Decedent and the same is hereby admitted to probate as such, and the Clerk of the Court is directed to file and record the same immediately.

It is further **ORDERED, ADJUDGED AND DECREED** that Christian London's Letters of Administration *Pendente Lite* shall be revoked and replaced by Letters of Administration, *Cum Testamento Annexo* (C.T.A.), which the Clerk of the Court is directed to issue to Christin London, immediately.

It is further **ORDERED, ADJUDGED AND DECREED** that the Contestant's bond of Five Hundred Dollars ($500.00) shall be released to Contestant's undersigned counsel.

It is further **ORDERED, ADJUDGED AND DECREED** that the costs of this cause shall be charged against the Proponent's bond of Five Hundred Dollars ($500.00) and any excess costs taxed against Proponent, for which execution shall issue, if necessary.

It is further **ORDERED, ADJUDGED AND DECREED** that Proponent shall pay the Contestant's undersigned counsel for services rendered to the Contestant in the amount of Two Thousand Dollars ($2,000.00).

It is further **ORDERED, ADJUDGED AND DECREED** that the dismissal of the Contestant's Will Contest with prejudice resolves the Proponent's Motion to Dismiss for Failure

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to Prosecute, Motion for Sanctions, and Motion for Summary Judgment and the same shall be removed from the Court's August 18, 2023 motion docket.

IT IS SO ORDERED.

[electronic signature to follow]
JUDGE C. DAVID BRILEY

APPROVED FOR ENTRY:

HARRINGTON LAW OFFICE

C. MICHAEL ROBINSON #35301
Attorney for the Proponent
223 Carden Ave
Nashville, Tennessee 37205
Telephone: (615) 320-9977
Facsimile: (615) 320-9929
michaelrobinson@harringtonlawoffice.com

HILL LAW

ADAM R. HILL, Esq. #27302
Attorney for the Contestant
1504 17th Ave South
Nashville, Tennessee 37212
Telephone: (615) 345-0280
hill.law@gmail.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 9th day of August 2023, a true and exact copy of the foregoing *Agreed Order* has been forwarded via email to the following individuals: Adam R. Hill, hill.law@gmail.com, counsel for the Contestant.

C. MICHAEL ROBINSON

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Case Title: LONDON V LONDON

Case Number: 21P1529

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

C. David Briley

Judge C. David Briley, First Circuit

Exhibit 2

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

LETTERS OF ADMINISTRATION *c.t.a.*

Estate of **Hillard(Jack)London** DOCKET NO: **21P1529**

TO: **Christian London**

IT APPEARING to the Court that **Hillard(Jack)London** 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, **Christian London**, 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 **11th** day of **August, 2023**.

JOSEPH P. DAY CIRCUIT COURT CLERK

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 **Christian London** 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 11 day of August, 2023.

JOSEPH P. DAY, Clerk

_____ D C

EFILED 07/28/21 10:07 AM CASE NO. 21P1529 Richard R Rooker, Clerk Exhibit 3

LAST WILL AND TESTAMENT

OF

HILLARD (JACK) LONDON

I, **HILLARD (JACK) LONDON**, of 1315 5th Avenue, North, Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this to be my Last Will and Testament, revoking any and all other Wills and Codicils to Wills heretofore made by me. If any portion of this Will should be found to be incongruent with the laws of the State of Tennessee at the time of its execution, the incongruence shall not invalidate the entire Will. Such of the Will as may be distributed in accord with the existing law to the satisfaction of my expressed intent shall be so distributed. The portion or portions of the Will that are incongruent with the law existing, as of the date of my death and the execution of this Will, shall be distributed pursuant to the statutes of descent and distribution.

ITEM I

I order and direct that all my just debts, funeral expenses as well as the costs of administration and settlement of my estate, are to be paid out of my general estate by my Executrix as soon as practicable after my death. To this end, I authorize my Executrix to sell any of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale. I expressly authorize my Executrix to make distribution in kind. I further authorize my Executrix in her sole discretion to use insurance proceeds, payable to my estate to satisfy any debts or taxes of my estate. All inheritance and estate taxes assessable by reason of my death shall be discharged by

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my estate without charge or apportionment against any beneficiary of assets whether passing under this Will or otherwise.

ITEM II

I hereby give, devise and bequeath the real property located at 1315 5th Avenue, North, Nashville, Tennessee, including the entire contents of the house and garage, to my beloved wife, **DOLORES LONDON.**

I hereby give, devise and bequeath the real property located at 1708 17th Avenue, North, Nashville, Tennessee, to my beloved wife, **DOLORES LONDON.**

I hereby give, devise and bequeath all the rest, residue and remainder of my estate, whether real, personal or mixed, tangible or intangible, to my beloved wife, **DOLORES LONDON,** including, but not limited to the 1996 Chrysler LHS, the 1998 Chrysler van, the 1986 Isuzu pickup truck, the SunTrust Bank checking and savings accounts and the stock market portfolio held by Raymond James.

In the event that my wife predeceases me, then and in that event, I hereby give, devise and bequeath my entire estate, whether real, personal or mixed, tangible or intangible, to my beloved daughter, **JACQUELINE RENEE LONDON.**

In the event that both my wife, **DOLORES J. LONDON,** and my daughter, **JACQUELINE RENEE LONDON,** predecease me, then and in that event, I hereby give, devise and bequeath my entire estate, whether real, personal or mixed, tangible or intangible, to my beloved grandson, **CHRISTIAN D'JACQUES LONDON,** to be held in trust until he obtains the age of 30 years. I further nominate and appoint my beloved daughter, **TERESA MONAE LONDON FLETCHER,**

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to serve as trustee of the Trust to serve without bond. This Trust shall be administered under the following terms:

1. Distribution of Principal and Income: Trustee shall hold, manage, invest and reinvest the trust estate, shall collect and receive the income therefrom, and, after deducting all taxes, fees and expenses paid or incurred in the administration of the trust, shall pay and distribute the principal and net income of the estate to or for the benefit of Christian D'Jacques London, referred to as beneficiary, in the following manner:

A. The net income of this trust shall be paid to or applied for the benefit of beneficiary in equal monthly installments for the duration of the trust.

B. Trustee may distribute to or for the benefit of beneficiary so much of the principal of the trust estate, at such time or times during the term of the trust and in such amounts and manner as trustee, in trustee's sole discretion, shall determine.

C. This trust shall terminate when beneficiary attains the age of 30 years or dies prior to that.

D. On such termination, all of the undistributed trust property shall be transferred, paid and delivered to beneficiary, if living, or if beneficiary is deceased, to beneficiary's estate.

2. Additions to Trust: Trustee may, in her discretion, accept additions to the trust from any source, provided all such additions shall be irrevocable.

3. Manner of Payment: During beneficiary's minority, Trustee may, in her absolute discretion, make any payment of income or principal to or for the use and benefit of beneficiary in any one or more of the following ways:

a. To beneficiary directly;

b. To the natural guardian or other fiduciary of the person or estate of beneficiary;

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c. To any suitable person or organization providing a home or residence for beneficiary; or

d. By making expenditures directly for the benefit of beneficiary.

Trustee shall not be required to administer the application of any funds so paid or applied. The receipt of such payee shall be a full and complete discharge of trustee. The decision of trustee as to direct payments or application of funds shall be conclusive and binding on all parties concerned.

4. Powers of Trustee: Trustee shall have the power and authority to take any and all actions on behalf of the beneficiary that she in her sole discretion deem to be in his best interest.

5. Compensation of Trustee: Trustee or successor trustee shall serve without compensation.

6. Resignation of Trustee: Trustee, and any successor trustee, may resign at any time on giving written notice 21 days before such resignation shall take effect, to Grantor or, after the death of Grantor, to all adult beneficiaries and to the guardians, conservators, or other fiduciaries of the estate of any minor or incompetent beneficiaries who may then be receiving or who are entitled to receive income or principal.

7. Successor Trustee: On the resignation, removal, incompetency or death of Trustee, then **REUBEN FLETCHER**, of Nashville, Davidson County, Tennessee, shall become the successor trustee on such successor's written acceptance of the duties of the Trustee. On resigning, trustee shall transfer and deliver to such successor trustee the then entire trust estate. The resigning trustee shall thereupon be discharged as trustee of this trust and shall have no further powers, discretions, rights, obligations or duties with reference to the trust estate. All such powers, discretions, rights, obligations, and duties of trustee shall inure to and be binding on such successor trustee.

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8. Expenses of Trust: Trustee shall pay from the trust estate all expenses incurred in the administration of this trust and the protection of this trust against legal attack, including counsel fees. Such expenses and compensation shall constitute a first lien on the trust estate.

9. Discretion of Trustee: All discretions granted to or vested in Trustee by any provision of this instrument are to be exercised in the sole and absolute discretion of Trustee. However, no such discretion shall be exercised other than in a fiduciary capacity, primarily in the interest of the beneficiaries.

10. Transactions with Third Parties: Any instrument executed by Trustee shall be binding on the parties and all beneficiaries of this trust agreement. No person paying money to trustee need administer the application of the money so paid.

11. Severability: If any provision of this trust agreement should be invalid or unenforceable, the remaining provisions shall continue to be fully effective.

12. Governing Law: The validity, construction and all rights under the Trust shall be governed by the laws of that State of Tennessee.

ITEM III

I hereby nominate, constitute and appoint my beloved wife, **DOLORES LONDON**, of Nashville, Davidson County, Tennessee to serve as Executrix of this, my Last Will and Testament. Further, I direct that no inventory or accounting be filed and no bond be posted by my Executrix. I further vest my said Executrix with full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my death at such time and price and upon such terms and conditions as she may determine to be fair and equitable and to do every other act and thing necessary or appropriate for the complete distribution under the terms of this Will. My

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Executrix's power to sell, transfer and convey my property, both real and personal, will be subject only to the provisions listed within either this Will or any codicil that may be joined hereto. I incorporate by reference, as fully as if copied verbatim, all the provisions and powers set forth in **TENN. CODE ANN. § 35-50-110**, to the extent applicable, of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers are granted notwithstanding that said statute may be amended hereafter or repealed at the time of my death. In the event that **DOLORES LONDON** is unable to serve, then and in that event, I hereby nominate, constitute and appoint my beloved daughter, **JACQUELINE RENEE LONDON**, of Nashville, Davidson County, Tennessee to serve as Executrix of this, my Last Will and Testament, under all the terms set forth above. I direct that my attorney, Martin A. Kooperman, probate my estate.

IN WITNESS WHEREOF, I hereunto set my hand to this my Last Will and Testament at Nashville, Davidson County, Tennessee, on this 25 day of Feb., 2009.

HILLARD (JACK) LONDON

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ATTESTATION

The foregoing instrument, consisting of this and three preceding typewritten pages, which, for the purpose of identification, has been initialed by the Testator on each such page, was signed declared and published by the Testator, **HILLARD (JACK) LONDON**, to be his Last Will and Testament, in the presence of us, the undersigned, who, at his request and in his sight and presence and in the sight and presence of each other, have subscribed our names as witnesses.

We do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place on the date herein set out, this the 25th day of February, 2009, at Nashville, Davidson County, Tennessee.

Jane M. Clemens
Witness

2435 A Eastland Ave
Address

Nash. Tn 37206
City/State/Zip

Betty Cheney
Witness

110 Oak Valley Dr.
Address

Nashville, TN 37207
City/State/Zip

HLL

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Janice M. Abrams and Betty Cheney being duly sworn according to law, make oath that they are the witnesses to the **LAST WILL AND TESTAMENT OF HILLARD (JACK) LONDON,** of said Will, being dated on the 25th day of February, 2009. They further made oath that, at the time of the signing of said Will, they and the Testator were more than eighteen (18) years of age, that said Will was signed by **HILLARD (JACK) LONDON** in their sight and presence, and that they, at the request of the Testator, and in his sight and presence and in the sight and presence of each other, subscribed their names as witnesses to said Will. They further made oath that, in their opinion, the Testator, **HILLARD (JACK) LONDON,** was, at the time, of sound mind and disposing memory, and that said Will was entered into without undue influence or coercion.

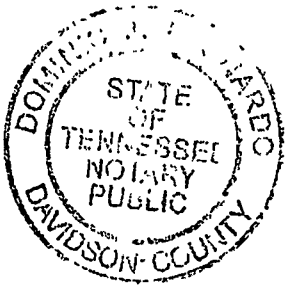
Janice M. Abrams
WITNESS

Betty Cheney
WITNESS

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Personally appeared before me, a Notary Public in and for said County and State, the within named witnesses, Janie M. Abrams and Betty Cheney, with whom I am personally acquainted, or who proved to me, on the basis of satisfactory evidence, that they witnessed the Testator executing the foregoing Last Will and Testament for the purposes therein contained.

WITNESS MY HAND and official seal this 25th day of February, 2009.



NOTARY PUBLIC AT LARGE

My Commission Expires: 8/23/2011