Karen Johnson Davidson County
Batch# 1060821 DEEDQC
10/16/2023 11 27 44 AM 11 pgs
Fees $57 00 Taxes $0 00
20231016-0080882

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South 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**. **AFFIANT** Subscribed and sworn to before me, this 6 day of October 2023. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric Thomason & Alan Thomason 317 Harbor Village Drive Madison, TN 37115	New Owner	034-07-0-A-087.00 CO

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, **ERIC THOMASON AND ALAN THOMASON, CO-EXECUTORS OF THE ESTATE OF JANET THOMASON**, *deceased*, ("Grantor") do hereby quitclaim, transfer and convey unto **ERIC THOMASON AND ALAN THOMASON** ("Grantees"), their successors and assigns, all of Grantor's right, title and interest in certain improved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land lying in Davidson County, Tennessee, being Lot No. 69, on the Plan of Harbor Village, Phase IV, as shown on the Townhomes Property Line Exhibit, which is Exhibit B to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No 20030611-0080857; as amended in Instrument No. 20030723-0102986, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janet L. Thomason by Warranty Deed from Fred Ryan and wife, Joyce Ryan on October 29, 2008, and recorded on November 7, 2008, in Instrument No. 20081107-0111091 in the Register's Office for Davidson County, Tennessee.

The said Janet Thomason (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on August 19, 2023. Decedent's Last Will and Testament dated March 15, 1988 (the "Will"), was admitted to probate on October 4, 2023, under Docket Number 23P1763 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, Eric Thomason and Alan Thomason were appointed as the Co-Executors 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 her property to her children, Eric Thomason and Alan Thomason, her sole residuary beneficiaries, having been pre-deceased by her husband Jimmy Thomason on August 18, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is **improved** property known as **317 HARBOR VILLAGE DRIVE, MADISON, TENNESSEE 37115.**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6 day of October 2023.

ESTATE OF JANET THOMASON

ERIC THOMASON, *Co-Executor*

ALAN THOMASON, *Co-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 **Eric Thomason and Alan Thomason**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Co-Executors** of the **Estate of Janet Thomason** and in their capacities as such Co-Executors, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of October 2023.

Notary Public
My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

EFILED 10/04/23 10:03 AM CASE NO. 23P1763 Joseph P Day, Clerk

[redacted]

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

IN THE ESTATE OF	)	
JANET THOMASON,	)	**No. 23p1763**
Decedent.	)	

ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

This cause came to be heard this the 4th day of October 2023, before the Honorable Probate Judge, Seventh Circuit Court, Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Co-Petitioners, Eric Thomason and Alan Thomason. 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 March 15, 1988, 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 March 15, 1988, 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.

EFILED 10/04/23 10 03 AM CASE NO 23P1763 Joseph P. Day, Clerk

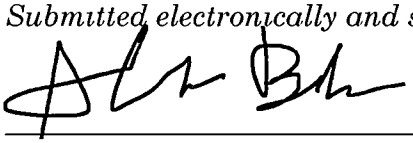
It is, further, **ORDERED** that Co-Petitioners, Eric Thomason and Alan Thomason, shall be appointed Personal Representatives of the Estate of Janet Thomason. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirements of posting a Bond, filing an Inventory, and filing Interim and Annual Accountings are waived pursuant to the request of the residual beneficiaries.

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
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knyquist@mhpslaw.com

Attorneys for the Estate

EFILED 10/04/23 10 03 AM CASE NO. 23P1763 Joseph P Day, 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:

Eric Thomason
1911 Autumn Maple Drive
Independence, KY 41051

Alan Thomason
104 Epping Way
Cary, NC 27511

This 11 day of September 2023.

Adam Barber

EFILED 10/04/23 10.03 AM CASE NO 23P1763 Joseph P Day, Clerk

Case Title: THOMASON V THOMASON

Case Number: 23P1763

Type: APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek, Probate Special Master

EXHIBIT 4

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

EFILED 10/04/23 02 25 PM CASE NO 23P1763 Joseph P Day, Clerk

TO: **ERIC THOMASON and ALAN THOMASON** DOCKET NO: **23P1763**

*It appearing to the Court that **JANET THOMASON** has died leaving a written Will in which you are appointed **Co-Executors** 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 **ERIC THOMASON and ALAN THOMASON**, 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 **October 4th, 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 **ERIC THOMASON and ALAN THOMASON** as **Co-Executors** of the estate of **JANET THOMASON**, deceased, and I do further certify that **ERIC THOMASON and ALAN THOMASON** are still acting **Co-Executors** of the estate of **JANET THOMASON** 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.

EFILED 10/04/23 11 20 AM CASE NO 23P1763 Joseph P Day, Clerk

[redacted]

LAST WILL AND TESTAMENT
OF
JANET LEE THOMASON

FILED
OCT 04 2023
JOSEPH P. DAY Clerk
By D.C. Deputy

I, JANET LEE THOMASON, a resident of Hendersonville, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

ARTICLE I.

I direct that all of my just debts, including my funeral expenses and the costs of administration, be paid out of my general estate by my Executor as soon as practicable after my death. To this end, I authorize my Executor to sell any of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale. I expressly authorize my Executor to make distributions in kind. I authorize my Executor, in his 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 my estate without charge or apportionment against any beneficiary of assets whether passing under this will or otherwise.

ARTICLE II.

I hereby give to my husband, JIMMY E. THOMASON, all of my property, real, personal or mixed, that I have and any interest in any real or personal property that I may acquire.

ARTICLE III.

If my husband does not survive me as long as six months, or if he dies as the result of a common disaster resulting in my death and also resulting in his death within six months after my

Janet Lee Thomason
JANET LEE THOMASON

EFILED 10/04/23 11:20 AM CASE NO 23P1763 Joseph P Day, Clerk

death, then I direct that he shall be deemed to have predeceased me and that the provisions of my will shall be construed on that assumption. During the portion of that six months as my husband shall actually survive me, he shall have the right to the use and enjoyment as life tenant of the real and personal property given to him.

ARTICLE IV.

If my husband predeceases me, I give all of my said property to my children, ALAN THOMASON and ERIC THOMASON, to be divided equally, share and share alike, per stirpes.

ARTICLE V.

If my husband predeceases me and any of my children have not reached their majority, I appoint my mother MILDRED PITTMAN LEE of Smithfield, North Carolina, as guardian of the person of the minor child or children and I direct that she shall so serve without bond. If Mildred Pittman Lee cannot or will not serve as guardian, I appoint my sister-in-law and brother-in-law, SUSAN SHOAF and CLARK SHOAF, of Durham, North Carolina, as guardians.

ARTICLE VI.

I appoint my husband, JIMMY E. THOMASON, as Executor of my estate. If he cannot or will not serve, I appoint Mildred Pittman Lee of Smithfield, North Carolina and Timothy L. Takacs, Attorney at Law, Hendersonville, Tennessee, as Co-Executors. I direct that no bond or other security shall be required of my Executrix or Executor for the faithful performance of their duties and that they shall not be required to file any inventory of my estate.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament at Hendersonville, Tennessee, on this the 15 day of March, 1988.

Janet Lee Thomason
JANET LEE THOMASON Testatrix

Janet Lee Thomason
JANET LEE THOMASON

EFILED 10/04/23 11 20 AM CASE NO 23P1763 Joseph P Day, Clerk

Signed, sealed, published and declared by the Testatrix, JANET LEE THOMASON, to be her Last Will and Testament in the presence of all of us at one and the same time, and we at her request and in her presence and in the presence of each other have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

Patricia A Norman
WITNESS

Dolores S. Gragg
WITNESS

Janet Lee Thomason
JANET LEE THOMASON

EFILED 10/04/23 11 20 AM CASE NO 23P1763 Joseph P Day, Clerk

STATE OF TENNESSEE

COUNTY OF SUMNER

A F F I D A V I T

DOLORES S. GRAGG and PATRICIA A. NORMAN being duly sworn, make oath that they are the witnesses to the Last Will and Testament of JANET LEE THOMASON, said Will being dated on the 10th day of March, 1988, that said Will was signed by JANET LEE THOMASON in their presence, and that they, at the request of the Testatrix, and in her sight and presence and in the sight and presence of each other, subscribed their names as witnesses to said Will and in their opinion, the Testatrix, JANET LEE THOMASON, was at the time of sound mind and disposing memory.

Dolores S. Gragg
WITNESS

Patricia A. Norman
WITNESS

Sworn to and subscribed before me

this 10th day of March, 1988.

Timothy L. Johnson
NOTARY PUBLIC

My Commission Expires: 10/12/88