ADDRESS NEW OWNER: Darrell Dean Josephson
292 Delvin Drive
Antioch, TN 37013

SEND TAX BILL TO: CASH

MAP-PARCEL NOS. 162-01-0-101.00

Karen Johnson Davidson County
Batch# 1066387 DEEDWARR
10/31/2023 08:31:30 AM 10 pgs
Fees: $53.00 Taxes: $1,252.45
20231031-0084815

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, **James Robert Woodard, Executor of "The Estate of Audrey J. Carl"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Darrell Dean Josephson** (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:

Being Lot No. 12 on the Plat of Tusculum Gardens and recorded in Plat Book 4660, Page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 57.77 feet on the north margin of Delvin Drive and extends back 197.02 feet on the west line and 157.7 feet on the east line to a line on the rear on which it measures 145.51 feet.

Being the same property conveyed to William A. Carl and wife, Audrey J. Carl by Warranty Deed from Ralph Stevens and Melvin Jones, a partnership d/b/a American Homes, dated March 15, 1975 and recorded March 20, 1974, of record in Book 4797, Page 702, Register's Office for Davidson County, Tennessee.

The said William A. Carl having since died June 8, 2020, leaving Audrey J. Carl as the surviving tenant by the entirety. The said Audrey J. Carl having since died June 5, 2023. James Robert Woodard was appointed Executor by the Last Will and Testament of Audrey J. Carl and so affirmed by Letters Testamentary of record in Docket No. 23P1257, Circuit Court of Davidson County, Tennessee (Probate Division). Pursuant to said will, the real property which was owned by the decedent is specified to be administered as part of the Probate Estate. The Executor is authorized to sell the property without the joinder of any beneficiary.

William A. Carl is one and the same person as William Adrian Carl.

Audrey J. Carl is one and the same person as Audrey Janice Carl and Janice "Jan" Carl.

This is property with a common address of 292 Delvin Drive, Antioch, TN 37013.

SEE THE ORDER ADMITTING WILL TO PROBATE AND GRANTING LETTERS TESTAMENTARY AND THE LETTERS TESTAMENTARY ATTACHED HERETO AND MADE A PART HEREOF.

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 having been prorated and paid for by the Grantor.(2) All matters appearing on the Plan of Tusculum Gardens of record in Book 4709, Page 48, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 4665, Page 35, 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 18th day of October 2023.

James Robert Woodard, Executor.

James Robert Woodard, Executor of "The Estate of Audrey J. Carl"

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 **James Robert Woodard, Executor of "The Estate of Audrey J. Carl",** 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 18th day of October 2023.

MARY KATHRYN CONNELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is ~~$345,000.00.~~ $338,500.42

Darrell Dean Josephson
Affiant

Subscribed and sworn before me this 30th day of October 2023.

Notary Public
My Commission Expires: _____

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

File No. 2310-152

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

In re:	}	
	}	
ESTATE OF AUDREY J. CARL,	}	**No. 23P1257**
	}	
DECEASED	}	

ORDER ADMITTING WILL TO PROBATE
AND GRANTING LETTERS TESTAMENTARY

This cause came before this Court on September 14, 2023, upon the verified Petition to Probate the Last Will and Testament of the Decedent in Solemn Form and to Direct Life Insurance Company to Interplead Funds, filed by the Petitioner in this matter, JAMES ROBERT WOODARD. Based on examination of the pleadings filed, the Decedent's Will and the subscribing witnesses thereto, and statements of all Counsel present and the Court, the Court finds that:

A. Decedent, Audrey J. Carl, was a resident of Davidson County, Tennessee.

B. Decedent died on June 5, 2023, at the age of Eighty-Two (82) years.

C. That the Petitioner produced to the Clerk of the Probate Court, a paper writing purporting to be the Last Will and Testament of AUDREY J. CARL, dated January 25, 2023. The document appears to be properly executed and duly witnessed under the laws of the State of Tennessee.

D. That pursuant to agreements between all of the beneficiaries named in the Last Will and Testament and heirs-at-law of the Decedent, the need for any further testimony by either witness at hearing is unnecessary (other than testimony by affidavit already submitted with the Last Will and Testament).

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E. That the Decedent nominated James Robert Woodard as the Executor of her Estate, in her Last Will and Testament, to serve without bond and without the necessity of filing an inventory, or interim accountings.

F. The following are the legatees and devisees under the Will:

James Robert Woodard, Petitioner, Son/Adult
6600 Bethel Church Road
Gibsonville, NC 27249

Jason Lee Woodard, Grandson/Adult
977 Tom Hailey Blvd.
LaVergne, TN 37086

G. That pursuant to agreements between all interested parties in this matter, the necessity for funds payable pursuant to a certain life insurance policy to be interpled seems unnecessary and therefore, the Court shall entertain any voluntary nonsuit filings or dismissals as necessary, and further matters on any Interpleader action shall be reserved.

H. That pursuant to language in the Decedent's Last Will and Testament, the Executor is authorized to sell the Decedent's real property located at 292 Delvin Drive, Antioch, TN 37013, without joinder of any beneficiary and without approval of this Court.

Based upon these findings, it is therefore

ORDERED that Decedent's Will dated January 25, 2023, be admitted to probate in solemn form, and recorded as the Last Will and Testament of Audrey J. Carl. It is further

ORDERED that James Robert Woodard is appointed Executor of the Estate of Audrey J. Carl. It is further

ORDERED that the Clerk is directed to file and record the Decedent's Will and to qualify James Robert Woodard as Executor and to issue letters testamentary. It is further

ORDERED that this Court acknowledged that the language of the Will is sufficient to empower the Executor to sell the real estate. It is further

ORDERED that the Executor be authorized to sell the real property located at 292 Delvin Drive, Antioch, TN 37013, without joinder of any beneficiary and without approval of this Court. It is further

ORDERED that no bond shall be required of the Executor. It is further

ORDERED that no inventory shall be required of the Executor. It is further

ORDERED that no annual accountings shall be required of the Executor. It is further

ORDERED that the Clerk shall give notice of the Executor's qualifications to creditors of the estate. It is further

ORDERED that the Executor shall file an annual status report each year until the estate is closed. It is further

ORDERED that the Executor shall file with the Bureau of TennCare for a Release from TennCare. It is further

ORDERED that the matters involving the Interpleader of the life insurance funds from Protective Life Insurance Company are reserved, pending a nonsuit by the appropriate parties.

ENTERED this _____ day of _____ 20_____.

_____
JUDGE

202310310084815

APPROVED FOR ENTRY:

/s/Mary Kathryn Charlton

Mary Kathryn Charlton - #040240
Cindy S. Smith - #012800
Attorneys for Petitioners
P.O. Box 292004
Nashville, TN 37229
(615) 259-1152
cindy@csspc.us
maryk@csspc.us

/s/Jad A. Duncan

Jad A. Duncan - #24404
Attorney for Petitioner
Hamilton, Gorham & Duncan, PLLC
161 Belle Forest Circle
Nashville, TN 37221
(615) 297-1062
jduncan@hgdlegal.com

202310310084815

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document was mailed first-class, U.S. mail, postage prepared, or delivered via electronic means where email addresses are stated below, on the 14th day of September 2023, to the following interested parties:

James Robert Woodard
6600 Bethel Church Road
Gibsonville, NC 27249

Jason Lee Woodard
977 Tom Hailey Blvd.
LaVergne, TN 37086

Gregory M. Reed, BPR #013395
Attorney for Vernon L. Woodard
103 North Maple Street
Murfreesboro, TN 37130
Via email to Greg@gregreedlaw.com

Margaret M. Siller, BPR #39058
Attorney for Protective Life Insurance Company
Maynard Nexsen, PC
1131 4th Avenue South, Suite 310
Nashville, TN 37210
Via email to msiller@maynardnexsen.com

/s/Mary Kathryn Charlton
Mary Kathryn Charlton

Case Title: WOODARD V CARL

Case Number: 23P1257

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JAMES ROBERT WOODARD** DOCKET NO: **23P1257**

*It appearing to the Court that **AUDREY J. CARL** 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 **JAMES ROBERT WOODARD**, 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 **September 21st, 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 **JAMES ROBERT WOODARD** as **Executor** of the estate of **AUDREY J. CARL**, deceased, and I do further certify that **JAMES ROBERT WOODARD** is still acting **Executor** of the estate of **AUDREY J. CARL** 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.

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 October 30th, 2023 (date of document).

Cindy S. Smith, Affiant

10/30/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 30th day of October, 2023.

Notary

MY COMMISSION EXPIRES:

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