IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY
IN THE STATE OF TENNESSEE
AT NASHVILLE

Karen Johnson Davidson County
Batch # 1077561 ORDER
12/04/2023 08:18:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231204-0093034

IN RE:)
)
ESTATE OF SAMUEL J.V. ABERNATHY) Case No.23P2
Deceased.)

ORDER TO PROBATE WILL FOR ESTABLISHING MUNIMENT OF TITLE

This cause came to be heard upon the Petition of DARLENE P. ABERNATHY-NEELY and ELOISE M. ABERNATHY-ALEXIS to admit to Probate a certain paper writing bearing the date of July 21, 1995, purporting to be the Last Will and Testament of SAMUEL J.V. ABERNATHY, being filed for the purpose of establishing muniment of title of real estate pursuant to Tenn. Code Ann. § 32-2-111.

It appears to the Court that:

1. SAMUEL J.V. ABERNATHY died January 13, 2023, at the age of ninety-three (93) years, a resident of 3600 Batavia Street, Nashville, Tennessee, 37209.
2. The Last Will and Testament of SAMUEL J.V. ABERNATHY has been filed with this Honorable Court.
3. The sole asset to pass under the Last Will and Testament is the real estate located at 3600 Batavia Street, Nashville, Tennessee, 37209, Map and Parcel 092 05 0 063.00 described in Book 3159, Page 217 in the Register's Office for Davidson County, Tennessee more particularly as follows:

> Being lot No. 55 on the map of College Hill Subdivision, Section Two, of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made May 11, 1955, by William Collier Parrish, Associates Engineers, as follows:

Said lot fronts 77 feet on the northerly side of Batavia Street and runs back between parallel lines, 182.7 feet on the west line and 197.8 feet on the east line, to a dead line, on which it measures 56 feet.

Being the same real property conveyed to Wilson James, Jr. and wife, Lucy James, by deed from Merl R. Eppse and wife, dated March 23, 1959, filed April 2, 1959, and recorded in book 2883, page 311, Register's Office for said County.

It is, therefore, ORDERED, ADJUDGED and DECREED that the paper writing bearing the date of July 21, 1995, executed by SAMUEL J.V. ABERNATHY in the presence of SHARON CONNER and D. BOBBY BROWN be declared the Last Will and Testament of SAMUEL J.V. ABERNATHY, deceased; that the same is hereby admitted to probate for the limited purpose of establishing muniment of title to the above-described real estate. Without granting Letters Testamentary or otherwise proceeding with administration.

APPROVED FOR ENTRY:

By: */s/ John Forrest Kelly*
John Forrest Kelly BPR No. 039740
Attorney for Petitioner
1503 16th Avenue South
Nashville, Tennessee 37212
(615) 558-8002
jfk@johnwcrow.com

Case Title: ABERNATHY-NEELY V ABERNATHY

Case Number: 23P2026

Type: FINAL ORDER

So Ordered

Judith Lojek, Probate Special Master

23p2STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the ORDER FOR MUNIMENT OF TITLE heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 16TH day of NOVEMBER, 2023, in Docket Number23P2026, IN RE: SAMUEL J.V. ABERNATHY, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 16TH day of NOVEMBER in the year 2023 and in the 247 year of American Independence.

JOSEPH P. DAY, Clerk

By: _____
Deputy Clerk

[SEAL]

JOSEPH P. DAY
CIRCUIT COURT CLERK