Karen Johnson
Batch # 1130537
05/03/2024 08:15:05 AM
Fees: $87.00 Taxes: $0.00
Davidson County
DEEDQC
17 pgs
20240503-0032447

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 TENNESSE
COUNTY OF DAVIDSC

The actual consideration for this transfer is: **$0.00**.

WILLIAM J. GREGG, JR., Affiant

Subscribed and sworn to before me, this 29th day of April 2024.

NOTARY PUBLIC
My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William J. Gregg, Jr. 1209 Center Point Rd Hendersonville, TN 37075	New Owner	131010A15300CO

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, **WILLIAM J. GREGG, JR., EXECUTOR OF THE ESTATE OF BARBARA DAVIS PHILLIPS**, *deceased*, ("Grantor") does hereby quitclaim, transfer and convey unto **WILLIAM J. GREGG, JR.** ("Grantee"), his successors and assigns, all of Grantor's right, title and interest in certain unimproved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4120 on the Plan of Legend Hall, a Horizontal Property Regime, as of record in Book 4860, page 40; Book 5200, page 275, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert A. Phillips, Jr. and wife, Barbara D. Philips by Warranty Deed from Ed Settle, MD, and wife, Cecile M. Settle, of record in Instrument No. 20080604-0057121, Register's Office of Davidson County, Tennessee. The said Robert A. Phillips, Jr. having since died on April 13, 2023, leaving Barbara D. Philips as the surviving tenant by entirety.

The said Barbara D. Philips (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on March 16, 2024. Decedent's Last Will and Testament dated January 23, 2024 (the "Will"), was admitted to probate on April 14, 2024, under Docket Number 24P764 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, William J. Gregg, Jr. was appointed as the Executor 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 son, William J. Gregg, Jr., her sole residuary beneficiary.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is **unimproved** property known as: **4120 LEGEND HALL DRIVE, NASHVILLE, TENNESSEE 37215**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21st day of April 2024.

ESTATE OF BARBARA DAVIS PHILLIPS

WILLIAM J. GREGG, JR., *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 **William J. Gregg, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Executor** of the **Estate of Barbara Davis Phillips** and in his capacity as such **Executor**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of April 2024.

Notary Public
My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

Exhibit 1

EFILED 04/14/24 01:33 PM CASE NO. 24P764 Joseph P. Day, Clerk

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

IN RE: ESTATE OF BARBARA DAVIS PHILLIPS, Decedent.	)))	**No. _____**

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

This cause came to be reviewed by the Honorable Andra Hedrick, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by William J. Gregg, Jr., Petitioner. 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 January 23, 2024, 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 January 23, 2024, 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.

It is, further, **ORDERED** that Petitioner, William J. Gregg, Jr., shall be appointed

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Personal Representative of the Estate of Barbara Davis Phillips. 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 provisions of Decedent's Last Will and Testament.

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
2122 21st Avenue South
Nashville, TN 37212
(615) 800-7096 Office
jsheppard@mhpslaw.com
abarber@mhpslaw.com
knyquist@mhpslaw.com

Attorneys for the Estate

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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:

William J. Gregg, Jr.
1209 Center Point Rd
Hendersonville, TN 37075

this 10th day of April 2024.

Kate Nyquist

EFILED 04/14/24 01:33 PM CASE NO. 24P764 Joseph P. Day, Clerk

Case Title: GREGG JR. V PHILLIPS

Case Number: 24P764

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Exhibit 2

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: WILLIAM J GREGG JR. DOCKET NO: 24P764

*It appearing to the Court that **BARBARA DAVIS PHILLIPS** 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 **WILLIAM J GREGG JR.**, 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 **April 15th, 2024**.*

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 WILLIAM J GREGG JR. as Executor of the estate of BARBARA DAVIS PHILLIPS, deceased, and I do further certify that WILLIAM J GREGG JR. is still acting Executor of the estate of BARBARA DAVIS PHILLIPS 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 15 day of April, 2024.

JOSEPH P. DAY, Clerk

_____ D.C.

Exhibit 3

EFILED 04/15/24 11:11 AM CASE NO. 24P764 Joseph P. Day, Clerk

24P764

THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

FILED
APR 15 2024
JOSEPH P. DAY, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT OF

BARBARA DAVIS PHILLIPS

I, BARBARA DAVIS PHILLIPS, a resident of Sumner County, Tennessee, being of sound and disposing mind, memory and understanding, do hereby make, publish and declare this to be my Last Will and Testament and do hereby revoke all other Wills, Codicils and testamentary instruments heretofore made by me. At the time of making this will, I am a widow and have one child, WILLIAM J. GREGG, JR., now of Hendersonville, Tennessee.

ONE

Payment of Debts and Taxes

I direct that all my lawful debts (except debts secured by mortgages or other security instruments, which may be paid or retained in the discretion of my Personal Representative, and if paid shall be without right of contribution from my spouse), my funeral expenses, the expenses of administration of my estate, and inheritance, estate or other death taxes that may be imposed upon my estate, including interest and penalties thereon, be paid by my Personal Representative as soon as possible after my death.

I direct that my Personal Representative pay out of the property which would otherwise become part of my residuary estate, without apportionment, all estate, inheritance or other death taxes, including interest and penalties thereon, which may be lawfully assessed by reason of my death.

BDP
(Initials)

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TWO

Personal Representative

A. I appoint my son, WILLIAM J. GREGG, JR., as the Personal Representative (herein "Personal Representative") of my Last Will and Testament. I direct that my Personal Representative shall not be required to furnish a bond for the faithful performance of his duties in any jurisdiction, any provision of the law to the contrary notwithstanding. If any bond is required by law, no surety shall be required on such bond. If WILLIAM J. GREGG, JR., is unable or unwilling to serve as Personal Representative, I appoint my son's wife LISA MALONE GREGG as successor Personal Representative without bond.

B. My Personal Representative shall be excused from the statutory requirement of making and filing an inventory of my estate with the court exercising probate jurisdiction unless such filing is demanded by any of the residuary distributees or legatees of my estate. Further, my Personal Representative shall also be excused from the statutory requirement of making and filing an accounting of the administration of my estate to such court.

THREE

Specific Bequest; Personal Effects

A. All of my effects of a strictly personal nature for household use, furnishings, clothing, jewelry, automobiles and the like (and all policies of insurance on such property) which I own at the time of my death, I give and bequeath to WILLIAM J. GREGG, JR.. If he should predecease me, the above property shall pass to his descendants *per stirpes*. My Personal Representative shall not be responsible for the division of such items and shall be discharged by a signed collective receipt from such beneficiaries. If I should not be survived by any descendants, then this bequest shall lapse and all of my personal effects shall be administered as part of the residue of my estate. If no memorandum is found and identified by my Personal Representative within thirty (30) days of my death, then it shall

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be conclusively presumed that no such memorandum exists.

B. I direct that if it becomes necessary to make a division of my personal effects and household and similar items, my Personal Representative shall have absolute discretion as to what specific article or articles shall be included in that property, and as to what items thereof each beneficiary shall receive. If any beneficiary be too young to need or otherwise be unable to use the property passing to such beneficiary under this Article, or any part thereof, my Personal Representative may in its absolute discretion:

1. hold all or any part of such property until the beneficiary shall have need or use of it, or

2. deliver all or part to the beneficiary, the beneficiary's guardian, or to any person with whom such beneficiary is residing, for the use of said beneficiary, without further responsibility to the Personal Representative, or

3. sell all or any part and give the proceeds to such beneficiary, the beneficiary's guardian, or to the person with whom such beneficiary is residing, or add the proceeds to any trust created hereunder for the beneficiary.

The decision of my Personal Representative on these matters shall be binding and conclusive on all beneficiaries. I direct that any costs of safeguarding, storing, packing, shipping, delivering or distributing any of my tangible personal property shall be deemed to be a proper part of the expenses of administering my estate and shall be paid by my Personal Representative as such from the estate assets.

FOUR

Residuary Estate

I give, devise, and bequeath all the rest, residue, and remainder of my estate, of every kind and description to WILLIAM J. GREGG, JR., or, if he should predecease me, then to his descendants *per stirpes*.

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(Initials)

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FIVE

Personal Representative Powers and Duties

My Personal Representative shall have the following powers, duties and discretions in addition to those now or hereafter conferred by law:

A. I incorporate by reference and confer upon my Personal Representative all of the fiduciary powers contained in Section 35-50-110, Tennessee Code Annotated as fully as if set out verbatim herein.

B. When required to make a distribution or transfer of all or part of the assets of my estate, my Personal Representative may retain therefrom assets sufficient in its judgment to cover any liability which may then or later be imposed upon it, including, but not limited to, its liability for estate, income or other taxes, until such liability shall have been finally determined.

C. My Personal Representative shall be charged with the duty of good faith and reasonable care in the management of the estate, but shall not be responsible for losses, if any, resulting from honest mistakes of judgment.

D. If my Personal Representative determines that any distribution shall be paid to a person under a legal disability, or to a person not adjudicated incompetent, but who, by reason of illness or mental or physical disability is, in the opinion of my Personal Representative, unable to properly administer such funds, then such funds may be paid out by my Personal Representative in any of the following ways as he or she deems best: (1) directly to such beneficiary; (2) to the legally appointed guardian or conservator of such beneficiary; (3) by my Personal Representative using such amounts directly for the benefit of such beneficiary; (4) to some relative or friend for the care, support, education and welfare of such beneficiary; (5) to a custodian for the beneficiary under the Uniform Transfer to Minors Act (or some similar replacement Act); or (6) by naming the beneficiary as a designated beneficiary under a qualified tuition program under Section 529 of the Internal Revenue Code. The receipt by any such person shall discharge my Personal

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Representative from any further responsibility with respect to such funds. No recipient shall be required to furnish bond with respect to any such funds, nor make report as to the disposition of the same.

E. Any insurance on my life or other similar insurance payable to the Personal Representative or Administrator of my estate, or to my estate, shall be free from the claims of creditors and shall be governed by the provisions of my Will; provided, however, that my Personal Representative may in its sole discretion pay my personal debts from the proceeds of such policies, but my Personal Representative shall, in its sole discretion, determine which, if any, of my debts shall be so paid.

F. I direct pursuant to Section 31-2-103 of Tennessee Code Annotated that any interests in real property which I may own at my death be administered as part of my estate subject to the control of my Personal Representative who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of my Personal Representative, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may or might result from any acts of any Personal Representative with respect to the premises.

SIX

Governing Law

Except where otherwise specifically stated, this Will is to be administered, construed and governed in all respects by the laws of the State of Tennessee.

BDP
(Initials)

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IN WITNESS WHEREOF, I have hereunto subscribed my name to this the last page of my Last Will and Testament, consisting of Six (6) typewritten pages and for the purpose of identification, I have initialed this and each foregoing page, all in the presence of the persons witnessing it at my request on this the 23 day of Jan, 2024, at Nashville, Tennessee.

BARBARA DAVIS PHILLIPS

SIGNED, PUBLISHED AND DECLARED by the above-named Testator BARBARA DAVIS PHILLIPS, as and for her Last Will and Testament, in the presence of us, who at her request, in her presence, and in the presence of each other, all being present at the same time, have hereunto subscribed our names as witnesses and do hereby certify that we believe the Testator to be of sound and disposing mind and memory.

Jessica M Younger
WITNESS (Signature)

Address 2105 Hobbs Ct
Nashville, TN 37215

John L. Younger
WITNESS (Signature)

Address 2105 Hobbs Ct.
Nashville TN 37215

BDR
(Initials)

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AFFIDAVIT BY WITNESSES TO WILL

Jessica M. Younger and JOHN R. YOUNGER
WITNESS (Printed Name) **WITNESS** (Printed Name)

after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament was signed by BARBARA DAVIS PHILLIPS as and for, and at that time acknowledged, published and declared by her to be her Last Will and Testament, in the sight and presence of us, the undersigned, who at her request and in her sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses on the 23 day of January, 2024; and we further make oath or affirm that the Testator was of sound mind and disposing memory, and not acting under the fraud, menace or undue influence of any person, and was more than eighteen (18) years of age; and that each of the attesting witnesses is more than eighteen (18) years of age.

Jessica M Younger
WITNESS (Signature)

John R. Younger
WITNESS (Signature)

Sworn to and subscribed to before me, J. David Dillon, this 23 day of January, 2024.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027