THIS INSTRUMENT PREPARED BY: **Schulman, LeRoy & Bennett, P.C.** **3310 West End Avenue, Suite 460** **Nashville, TN 370203** **(615) 244-6670** *This Deed was prepared based upon information ... No independent title ... d. The preparer makes ... ie status of the title or ... ie description.*	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration for this transfer is $0.00. Lisa Darlene Pegram **LISA DARLENE PEGRAM, Executrix** Subscribed and sworn to before me, this 26 day of April 2024. NOTARY PUBLIC My Commission Expires: 5-3-2027

ASHLEY NORTON GOLD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1133419
05/10/2024 12:12:30 PM
Fees: $37.00 Taxes: $0.00

Davidson County
DEEDQC
7 pgs

20240510-0034594

EXECUTRIX'S DEED

Address New Owner:	Sent Tax Bills To:	Tax Information:
Lisa Darlene Pegram 125 Draper Drive Goodlettsville, TN 37072	Same	34-5 65

WHEREAS, Mary E. Pegram (hereinafter "**Decedent**") died testate as a resident of Davidson County, Tennessee and Decedent's Last Will and Testament dated February 14, 2019, was admitted to probate on June 29, 2023, under Docket Number 23P-1104 in the Seventh Circuit Court of the Twentieth Judicial of District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1**.

WHEREAS, by entry of the same Order **LISA DARLENE PEGRAM** was appointed as the Executrix of Decedent's Estate and the Court issued Letters Testamentary accordingly, and a copy of same is attached hereto as **Exhibit 2**.

WHEREAS, Decedent was widowed at the time of her death, her husband Raymond M. Pegram having died testate on November 13, 2018, with his will being probated in Davidson County, Tennessee, case No 19P-332, in Circuit Court for Davidson County, Tennessee.

WHEREAS, Decedent had three (3) children living at the time of her death, and under Decedent's Last Will and Testament she devised and bequeathed to her children, Lisa Darlene Pegram, David Ray Pegram, and Frank William Pegram certain land immediately upon her death in fee simple absolute.

WHEREAS, within 30 days following the Decedent's passing, her son, Frank William Pegram, also deceased, prompting the opening of his estate.

WHEREAS, Lisa Darlene Pegram in her capacity as Executrix of Decedent's Estate ("**Grantor**"), hereby memorializes said vesting in the Lisa Darlene Pegram certain real property located in Davidson County, Tennessee, specifically described as follows:

Land in Davidson County, Tennessee, being the Northerly 27 feet of the Westerly part of Lot No. 36 and the Southerly part of the Westerly part of Lot No. 38 on the Plan of Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44,

Register's Office for Davidson County, Tennessee, described according to a survey made by Jas. A. Hamilton, Jr., Surveyor, April 3, 1959 as follows:

Beginning in the center of Monticello Avenue at the Northwest corner of the property conveyed to Frank A. Farley and wife, by deed from Jack Boyd, Jr. and wife, of record in Book 2809, Page 279, Register's Office for Davidson County, Tennessee, said point being 27 feet South of the corner of Lots Nos. 36 and 38; thence with the Northerly line of said Farley property Eastwardly 460 feet to the Westerly line of the property conveyed to Frank Farley and wife by deed from Jack Boyd, Sr., and wife, of record in Book 2451, Page 513, said Register's Office; thence with said line Westwardly of the Southeast corner of the property conveyed to James C. Ferguson etux, by deed from Jack Boyd etux, of record in Book 2598, Page 623, said Register's Office, continuing in the same direction and with the Southerly line of said Ferguson property, in all 461.97 feet, more or less, to the center of Monticello Avenue; thence with the center of said Avenue Southwardly 129 feet more or less, to the beginning.

Being the same property conveyed to Raymond M. Pegram and Mary E. Pegram, by Warranty Deed from Anamildys Morejon of record in Instrument No. 20160601-0055163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; and all matters appearing on the plan of record in Book 421, Page 44, said Register's Office.

This is improved property commonly known as **1601 Monticello Avenue, Madison, TN 37115.**

The legal description provided herein is exactly the same as the prior reported Deed. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this Instrument on this the 26 day of April 2024.

ESTATE OF MARY E. PEGRAM

Lisa Darlene Pegram

Lisa Darlene Pegram, Executrix

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Lisa Darlene Pegram, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Executor of the Estate of Mary E. Pegram, and in her capacity as such Executrix, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of April, 2024.

Notary Public
My Commission Expires: 5-3-2027

EFILED 06/29/23 10:40 AM CASE NO. 23P1104 Joseph P. Day, Clerk

Exhibit 1

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

IN RE:	)	
ESTATE OF	)	
MARY E. PEGRAM,	)	**DOCKET NO.**
	)	
Deceased.	)	

ORDER ADMITTING WILL TO PROBATE

A petition to probate a document alleged to be the Last Will and Testament of the Decedent, Mary E. Pegram, was filed by the Petitioner, represented by Keene W. Bartley, on June 6th, 2023. This matter came to be heard via Rocket Docket on June 22, 2023.

Upon review of the pleadings submitted, including the Petition, the Court finds as follows:

1. Mary E. Pegram died a resident of Goodlettsville, Davidson County, Tennessee on April 24, 2023.

2. Her place of residence at the time of death was 128 Draper Drive, Goodlettsville, TN 37072.

3. The Court finds that the paper writing presented to the Court is the Last Will and Testament of Mary E. Pegram, dated February 14, 2019, having been witnessed by Doug Hardcastle and Julie Carrigan.

4. It appearing to the Court that said Last Will and Testament contains specific provisions waiving the requirement for the filing of any inventory or accounting and further, allows the Executrix, Lisa Darlene Pegram to serve at this capacity without the necessity of posting bond.

5. It further appearing that all such other matters in the document are in order, and based on the proof submitted this document is in fact the Last Will and Testament of Mary E. Pegram.

COPY

EFILED 06/29/23 10:40 AM CASE NO. 23P1104 Joseph P. Day, Clerk

It is thereby ORDERED, ADJUDGED AND DECREED:

1. That paper writing dated February 14, 2019, submitted by Executrix, Lisa Darlene Pegram, shall be submitted as the Last Will and Testament for Probate.

2. The Probate Clerk is directed to issue Letters Testamentary to Lisa Darlene Pegram as Executrix of the Estate who shall serve in such capacity without the necessity of filing a bond. The same having been specifically waived.

3. Further, the filing of any inventory and annual accountings shall be hereafter waived, the same having been specifically waived in Article II and by consents provided.

4. A status report on the Estate is due within fifteen (15) months from the date of entry of the order and annually thereafter until the Estate is closed.

5. Sixty (60) days after issuance of this Order the Executrix shall submit to the Court an Affidavit that Division of TennCare has been notified pursuant to T.C.A. §71-5-116, since the Decedent was older than fifty-five (55) years of age at the time of her death.

6. Further, it is hereby directed that the probate clerk shall publish notice to creditors that the Decedent has died less than one year ago.

7. The Probate Court is not required to send Notice to the Tennessee Department of Revenue for inheritance tax purposes as Decedent died after 2015, pursuant to T.C.A. §57-8-318.

Entered this the 22nd day of June, 2023.

[ELECTRONIC SIGNATURE PAGE TO FOLLOW]

SPECIAL MASTER JUDITH LOJEK

COPY

EFILED 06/29/23 10:40 AM CASE NO. 23P1104 Joseph P. Day, Clerk

Approved for Entry,

SCHULMAN, LEROY & BENNETT, P.C.

/s/ Keene. W. Bartley
Keene W. Bartley, BPR # 9889
3310 West End Ave. Suite 460
Nashville, Tennessee 37203
(615) 244-6670
kbartley@slblawfirm.com
Attorney for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been sent via U.S. Mail, postage prepaid, to the following:

David Ray Pegram
2027 Wilson Lane
Goodlettsville, TN 37072

Frank William Pegram
2037 Wilson Lane
Goodlettsville, TN 37072

On this the 6th day of June 2023.

/s/ Keene W. Bartley
Keene W. Bartley

COPY

COPY

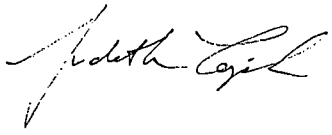
EFILED 06/29/23 10:40 AM CASE NO. 23P1104 Joseph P. Day, Clerk

Case Title: PEGRAM V PEGRAM

Case Number: 23P1104

Type: APPOINTING ORDER - ESTATES

So Ordered



Judith Lojek, Probate Special Master

COPY

EFILED 06/29/23 01:03 PM CASE NO. 23P1104 Joseph P. Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **LISA DARLENE PEGRAM** DOCKET NO: **23P1104**

*It appearing to the Court that **MARY E. PEGRAM** has died leaving a written Will in which you are appointed **Executrix** 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 **LISA DARLENE PEGRAM**, 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 **June 29th, 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 **LISA DARLENE PEGRAM** as **Executrix** of the estate of **MARY E. PEGRAM**, deceased, and I do further certify that **LISA DARLENE PEGRAM** is still acting **Executrix** of the estate of **MARY E. PEGRAM** 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.