IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

IN THE ESTATE OF

FRANK C. BATEMAN

CASE: 24P614

Karen Johnson Davidson County
Batch # 1139538 ORDER
05/24/2024 03:11:02 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20240524-0039017

ORDER GRANTING PROBATE OF WILL AS MUNIMENT OF TITLE ONLY

This matter was heard on the 18th day of April, 2024. The Court has reviewed the Petition of Catherine Bateman to probate the last will and testament of Frank C. Bateman as a muniment of title only. The Court has conducted a hearing finding that all information required by local rule and statute Tennessee Code Annotated Section 32-2-111 is in the record. From a review of the Petition, this Court finds that Frank C. Bateman died on December 6, 2017 at the age of 91 years, as a resident of Davidson County, Tennessee. Decedent left a document purporting to be his Last Will and Testament (the "Will"), executed by him on March 4, 2013 and witnessed by Carter Johnson and Amanda Car. The original Will has been submitted to this Court.

Petitioner alleges that Decedent died having an ownership interest in certain real property situated in Davidson County, Tennessee, commonly known as 709 Pioneer Lane, Nashville, deeded to Frank Cornelius Bateman and Juanita S. Bateman via Warranty Deed, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Roselawn as of record in Book 2133, Page 1, Register's Office for said County.
>
> Said Lot No. 341 fronts 75.6 feet on the southerly side of Pioneer Lane, and runs back on the westerly line 145.8 feet and on the easterly line 166.2 feet to a dead line in the rear on which it measures 97 feet .
>
> Being part of the same property conveyed to W.C. Gaines and R. W. Gregory by deed from Barry-Cockrill Company, a Corporation of record in Book 2090, page 57, Register's Office for Davidson County, Tennessee.

The Court concluded consideration of the Petition, witness testimony and arguments of counsel, and the entire record as a whole that the Petition should be granted.

IT IS THEREFORE ORDERED THAT:

1) The Last Will and Testament of Frank C. Bateman, dated March 4, 2013, is admitted to probate in common form as a muniment of title to the above-described real estate only.

2) The Order and a copy of the Decedent's Will may be recorded with the Davidson County Register of Deeds, County Clerk's Office and/or any other governmental agency to establish

muniment of title to Decedent's real property, pursuant to Tenn. Code Ann. Section 32-3-111, and that such documents shall be accepted as proof of title to the Property vested as in accordance with his Will.

3) An Executor shall not be appointed.

4) Letters testamentary shall not be published.

5) No bond shall be required.

6) No reporting to the Court shall be required.

7) Court costs are taxed to the Petitioner.

8) This is a final order such that the case shall close upon entry of the order.

It is so **ORDERED.**

[E-SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED]

APPROVED FOR ENTRY:

Submitted electronically and subject to Court revisions

S/TIFFANY M. JOHNS

Tiffany M. Johns, 27860
Middle Tennessee Family Law
128 Holiday Court, Suite 112
Franklin, TN 37067
(615) 771-6944
tiffanyjohnslaw@yahoo.com

CERTIFICATE OF SERVICE

I certify that a true and exact copy of this Order has been mailed to the following individuals by U S Mail, postage prepaid:

Cathy Bateman
319 Pioneer Lane
Nashville, TN 37206

Mary Patricia Bateman Fultz
9617 Deer Track Court
Brentwood, TN 37027

Barbara Barrett
4131 Franklin Pike
Nashville, TN 37204

Steven Bateman
1137 Greenfield Avenue
Nashville, TN 37216

Frances B. Baird, Ed D
6416 Eastbourne Drive
Brentwood, TN 37027

Margaret B. Cooper
2228 Maple Grove Lane
Nashville, TN 37211

Michael Bateman
2008 Watts Drive
Greenbrier, TN 32023

Barbara Bateman
139 Meek Street
Martin, TN 38237

John C. Bateman, Jr.
188 SE Fourth Street
Apartment 1
Ontario, Oregon 97914

On this the 18th day of April, 2024.

S/TIFFANY M. JOHNS

Case Title: BATEMAN V BATEMAN

Case Number: 24P614

Type: FINAL ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

STATE OF TENNESSEE

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IN RE: ***FRANK BATEMAN***

Docket No: ***24P614***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on April 24, 2024 in the Seventh Circuit Court for Davidson County, Tennessee, 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, on April 25, 2024.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

EFILED 04/25/24 0[illegible] y, Clerk

24P614

FILED
APR 24 2024
JOSEPH P. DAY, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT

OF

FRANK CORNELIOUS BATEMAN

I, **FRANK CORNELIOUS BATEMAN**, a citizen and resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby publish and declare this to be my Last Will and Testament, hereby revoking all prior testamentary instruments.

I.

I am **WIDOWED.**

II.

I have seven (7) surviving children. My children's names are FRANCIS ELIZABETH FRYE, MARY PATRICA FULTZ, MICHAEL C.S. BATEMAN, CATHRINE PAULETTE BATEMAN, STEVEN BRYAN BATEMAN, BARBARA ANNETTE BARRETT, MARGARET ANN COOPER My children ARE NOT minors.

III.

I appoint MICHAEL C.S. BATEMAN as my executrix. In the event that does not survive me or otherwise qualify, I appoint as my first alternate executrix FRANCIS ELIZABETH FRYE, I hereby waive any bond that may otherwise be required by law for my executor or my first alternate executrix. I further waive any inventory and accounting that may other wise be required by law to be performed by my executor or my first alternate executrix.

IV.

I direct that all my matured debts, funeral expenses, expenses of my last illness, expenses for the administration of my estate, and any estate and/or inheritance taxes that may be imposed be reason of my death, be paid as soon as possible after my death out of my gross estate.

V.

I leave all my property, both real and personal, wherever located, to my children equally, *per stirpes*. I direct that my children take picks in turn of the contents of my house with the order of pick determined by a blind draw of number out of a Notre Dame hat

VI.

I incorporate by reference, as fully as if copied verbatim herein, all the provisions and powers set forth in the Tennessee Code Annotated §35-50-110, which section enumerates the administrative powers that I hereby confer upon my executor or my first alternate executrix.

VII.

If at any place in this Will the facts, circumstances and context require the plural form of a pronoun to be used where the singular form was used, or the opposite, this Will shall be read accordingly. The same shall apply to any place in this Will where the gender of a pronoun would otherwise be inappropriate under the facts and circumstances.

EFILED 04/25/24 08 ..., Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this the 4 day of March, 2013, and do publish and declare this as my Last Will and Testament, in the presence of each and all of the subscribing witnesses who I have requested to act as such by signing their names a attesting witnesses in my presence and in the presence of each other, and by signing the Affidavit below pursuant to the provisions of Tennessee Code Annotated §32-2-110.

Frank C Bateman
FRANK CORNELIOUS BATEMAN

WITNESSES:

Name _____ Address 9314 Davis Wood Rd Charlotte NC 28227

Name _____ Address 202 South 11th Nashville, TN

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn according to law, make oath that FRANK CORNELIOUS BATEMAN, on the day and date above written, declared and

LAST WILL AND TESTAMENT OF
FRANK CORNELIOUS BATEMAN

F. C. B

EFILED 04/25/24 0[illegible]y, Clerk

signified to us that this instrument is his last Will and Testament; that he then signed said instrument in our sight and presence; that we, at his request and in his sight and presence and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution the testator was more than eighteen (18) years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more than eighteen (18) years of age, did make and sign this Affidavit at the testator's request on the day and date above written.

Sworn and subscribed before me this 4TH day of March, 2013.

Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

LAST WILL AND TESTAMENT OF
FRANK CORNELIOUS BATEMAN

F. C. B.