THIS INSTRUMENT PREPARED BY:
SPENCER FANE LLP
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1148590 AFFIDAVITH
06/18/2024 03:59:30 PM 15 pgs
Fees: $77.00 Taxes: $0.00
20240618-0046004

Owners: Jamaica S. Zralek
Grace S. Robertson

Send tax notice to: 8467 Poplar Creek Road
Nashville, TN 37221

Map/Parcel No.: 155-00-0-226.00

AFFIDAVIT OF INHERITANCE (REAL ESTATE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being duly sworn, depose and say:

Elizabeth A. Legett, a resident of Davidson County, State of Tennessee, who died September 28, 2023, held fee simple interest in the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Beginning at an iron pin, the northwest corner of this tract and the northeast corner of Cathey, said corner being on the south right of way of Poplar Creek Road, twenty five feet from the centerline of road; Thence, along the south R/W of Poplar Creek Road N. 83 deg. 03 min. E. a distance of 50.02 feet to a point.

Thence along said R/W N. 82 deg. 04 min. E a distance of 101.64 feet to a point the northeast corner of this tract and the northwest corner of tract 4, said corner being an I.P.

Thence leaving the road and along the west line of tract 4, S. 5 deg. 46 min. 38 sec. E. a distance of 902.92 feet to a corner, the southeast corner of this tract and the southwest corner of tract 4 on the lines of McClain.

Thence along the lands of McClain south 87 deg. 25 min. west a distance of 390.44 feet to a corner, said corner being an iron pin and rocks and is the southwest corner of this tract adjoining McClain and Cathey.

Thence by the lands of Cathey, north 6 deg. 50 min. 11 sec. east a distance of 164.99 to a 36" tree.

Thence by same north 8 deg. 42 min. east a distance of 184.12 feet to an iron pin corner. Thence by same (Cathey) north 10 deg. 26 min. 48 sec. east a distance of 558.31 feet to the place of beginning. Containing 5.664 acres.

Being the same property conveyed to Donald B. Safer and spouse Elizabeth A. Legett by deed of record in Book 5573, page 203, Register's Office of Davidson County, Tennessee. And being the same property conveyed to Elizabeth A. Legett pursuant to the terms of a Final Decree and Marital Dissolution Agreement of record in Book 8278, page 569, said Register's Office.

This is improved property known as 8467 Poplar Creek Road, Nashville, Davidson County, Tennessee 37221.

Jamaica S. Zralek and Grace S. Robertson each received a one-half (1/2) tenant in common interest in the real estate described above by virtue of:

Being the beneficiaries of the real estate under the provisions of the decedent's Will, probated in the Probate Court of Davidson County, State of Tennessee, Case No. 24P-986. Certified copies of (i) the Order to Probate Will for Muniment of Title and (2) a copy of the decedent's Will, are attached hereto as Exhibit A.

There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE PREVIOUS DEED OF RECORD. SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD. THIS AFFIDAVIT OF INHERITANCE IS PREPARED ON INFORMATION PROVIDED BY THE UNDERSIGNED AND NO EXAMINATION HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. THE PREPARER GIVES NO OPINION AS TO TITLE.

T.C.A. § 67-4-409(A)(3)(D) EXEMPTS THIS INSTRUMENT FROM TAX AND T.C.A. § 67-4-409(A)(5) FURTHER PROVIDES THE VALUATION OATH IS UNNECESSARY, THE AFFIDAVIT BEING USED TO EVIDENCE TRANSFER OF TITLE TO THE PROPERTY TO A BENEFICIARY OF A TESTAMENTARY DEVISE.

[Remainder of this page intentionally left blank. Signature Page to follow.]

[Signature Page to Affidavit of Inheritance]

JAMAICA S. ZRALEK, Petitioner

GRACE S. ROBERTSON, Petitioner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared JAMAICA S. ZRALEK and GRACE S. ROBERTSON, Petitioners of the Estate of Elizabeth A. Legett, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the forgoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 17th day of June, 2024.

Brittany V Mills
Notary Public

My Commission Expires: 9.30.24

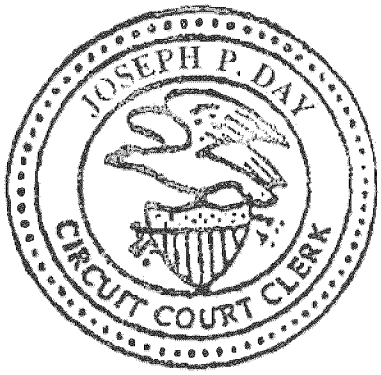
BRITTANY V MILLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 30, 2024

EXHIBIT A

STATE 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 OF MUNIMENT OF TITLE heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 11TH day of JUNE, 2024, in Docket Number 24P986, IN RE: ELIZABETH ANN LEGETT, 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 11TH day of JUNE in the year 2024 and in the 247 year of American Independence.



JOSEPH P. DAY, Clerk

By: K.CHAMBERS
Deputy Clerk

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN THE MATTER OF:	)	
	)	
ESTATE OF	)	**Case No. 24P986**
ELIZABETH A. LEGETT	)	
	)	
Deceased.	)	

ORDER GRANTING PROBATE OF WILL
AS MUNIMENT OF TITLE ONLY

This matter was set to be heard on **June 20, 2024**. The Court has reviewed the Petition of **JAMAICA S. ZRALEK** and **GRACE S. ROBERTSON** to probate the Last Will and Testament of **ELIZABETH A. LEGETT** as a muniment of title only. The Court has conducted a hearing if necessary.

The Court finds that all information required by local rule and statute including Tennessee Code Annotated Section 32-2-111 is in the record, that the original Last Will and Testament of **ELIZABETH A. LEGETT** has been tendered to the Circuit Court Clerk and it appears upon the representations of counsel that all interested persons were given a copy of the Petition and notice of the hearing.

JAMAICA S. ZRALEK and **GRACE S. ROBERTSON** allege that **ELIZABETH A. LEGETT** died having an ownership interest in the following real estate and/or personal property:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:
>
> Beginning at in iron pin, the northwest corner of this tract and the northeast corner of Cathey, said corner being on the south right of way of Poplar Creek Road, twenty five feet from the centerline of road; Thence, along the south R/W of Poplar Creek Road N. 83 deg. 03 min. E. a distance of 50.02 feet to a point.

Thence along said R/W N. 82 deg. 04 min. E a distance of 101.64 feet to a point the northeast corner of this tract and the northwest corner of tract 4, said corner being an I.P.

Thence leaving the road and along the west line of tract 4, S. 5 deg. 46 min. 38 sec. E. a distance of 902.92 feet to a corner, the southeast corner of this tract and the southwest corner of tract 4 on the lines of McClain.

Thence along the lands of McClain south 87 deg. 25 min. west a distance of 390.44 feet to a corner, said corner being an iron pin and rocks and is the southwest corner of this tract adjoining McClain and Cathey.

Thence by the lands of Cathy, north 6 deg. 50 min. 11 sec. east a distance of 164.99 to a 36" tree.

Thence by same north 8 deg. 42 min. east a distance of 184.12 feet to an iron pin corner. Thence by same (Cathey) north 10 deg. 26 min. 48 sec. east a distance of 558.31 feet to the place of beginning. Containing 5.664 acres.

Being the same property conveyed to Donald B. Safer and spouse Elizabeth A. Legett by deed of record in Book 5573, page 203, Register's Office of Davidson County, Tennessee. And being the same property conveyed to Elizabeth A. Legett pursuant to the terms of a Final Decree and Marital Dissolution Agreement of record in Book 8278, page 569, said Register's Office.

This is improved property known as 8467 Poplar Creek Road, Nashville, Davidson County, Tennessee 37221.

The Court concludes upon consideration of the Petition, witness testimony and arguments of counsel (if applicable) and entire record that the Petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. The Last Will and Testament of **ELIZABETH A. LEGETT** is admitted to probate in common form (and not in solemn form) as a muniment of title to the above-described real estate and/or personal property only.
2. An executor shall not be appointed.
3. Letters testamentary shall not be issued.
4. A Notice to Creditors 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 **JAMIACA S. ZRALEK** and **GRACE S. ROBERTSON**.

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

{ELECTRONIC SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED}

APPROVED FOR ENTRY:

By: */s/Travis L. Strickler*
Travis Strickler, BPR #041338
511 Union Street, Suite 1000
Nashville, Tennessee 37219
(615) 238-6330
tsrickler@spencerfane.com

Attorney for Petitioner

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of the foregoing Proposed Order has been served via U.S. Mail, postage prepaid, on this the 9th day of May 2024 upon the following:

Jamaica S. Zralek
1705 Bonner Ave.
Nashville, TN 37215

Grace S. Robertson
8475 Poplar Creek Rd.
Nashville, TN 37221

/s/ Travis L. Strickler
Travis L. Strickler

Case Title: ZRALEK V LEGETT

Case Number: 24P986

Type: FINAL ORDER

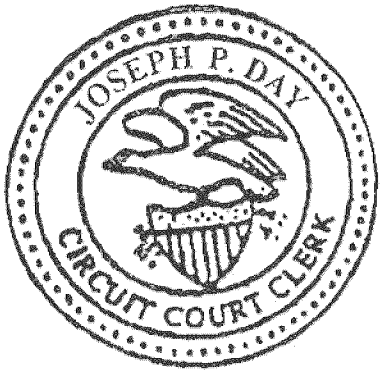
The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

STATE 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 LAST WILL AND TESTAMENT heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 11TH day of JUNE, 2024, in Docket Number 24P986, IN RE: ELIZABETH ANN LEGETT, 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 11TH day of JUNE in the year 2024 and in the 247 year of American Independence.



JOSEPH P. DAY, Clerk

By: K.CHAMBERS
Deputy Clerk

COPY

EFILED 06/10/24 01:52 PM CASE NO. 24P986 Joseph P. Day, Clerk

24P986

LAST WILL AND TESTAMENT

OF

ELIZABETH ANN LEGETT

FILED
JUN 10 2024
JOSEPH P. DAY, Clerk
By Deputy

I, Elizabeth Ann Legett, a resident of Davidson 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.

FIRST

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 fiduciaries), 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 Executrixes as soon as possible after my death.

I direct that my Executrixes pay out of the property which would otherwise become part of my residuary estate, all estate, inheritance or other death taxes, including interest and penalties thereon, which may be lawfully assessed by reason of my death. I hereby waive on behalf of my estate the right to recover any part of such taxes, interest or penalties from any person, including any beneficiary of insurance on my life or any other similar insurance, and anyone who may have received from me or my estate any property which is taxable as part of my estate.

All realty is part of my probate estate and shall be treated as personalty for administration purposes.

SECOND

I give, devise, and bequeath all the rest, residue, and remainder of my estate of every kind and description, to my daughters, Jamaica Safer Zralek and Grace Safer Robertson.

COPY

THIRD

Any insurance on my life or other similar insurance payable to the Personal Representative 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 Executrixes may in their sole discretion pay my personal debts from the proceeds of such policies, but my Executrixes shall, in their sole discretion, determine which, if any, of my debts shall be so paid.

FOURTH

I appoint my daughters Jamaica Safer Zralek and Grace Safer Robertson as co-Executrixes of my Last Will and Testament. If either fails or ceases to serve as an Executrix, the other Executrix may serve alone with all powers and discretions. I direct that my Executrixes shall not be required to furnish a bond for the faithful performance of their 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. I further direct that my Executrixes shall not be required to file an inventory of my estate with any court. I intend that my Executrixes shall serve jointly hereunder as my Executrixes, but that the signature of either of them shall be sufficient to bind me to any instrument or authorization which either of them shall execute or authorize on my behalf.

FIFTH

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

A. I incorporate by reference 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 Executrixes may retain therefrom assets sufficient in her judgment to cover any

COPY

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. If my Executrixes determine that any distribution shall be paid to a minor, or 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 Executrixes, unable to properly administer such funds, then such funds may be paid out by my Executrixes in any of the following ways as she deems best: (1) directly to such beneficiary; (2) to the legally appointed guardian or conservator of such beneficiary; (3) by my Executrixes 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. The receipt of any such person shall discharge my Executrixes from any further responsibility with respect to such funds.

D. My Executrixes may begin making payments to the beneficiaries of my estate after the beginning of the administration of my estate. My Executrixes shall be given credit on their settlement for all disbursements made to the beneficiaries under the provision of this power.

SIXTH

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.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this the third page of my Last Will and Testament, consisting of three typewritten pages, and for the purpose of identification, I have initialed each such page, all in the presence of the persons witnessing it at my request on this 13 day of October, 2015, at Nashville, Davidson County, Tennessee.

ELIZABETH ANN LEGETT

COPY

SIGNED, PUBLISHED AND DECLARED by the above-named Testator, ELIZABETH ANN LEGETT, 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.

Rhonda Friedrichsen

Address: 488 Lemont DR. H-177
Nashville, TN 37246

Anya R Martin

Address: 511 Union St, Suite 1600
Nashville, TN 37219

COPY

EFILED 06/10/24 01:52 PM CASE NO. 24P986 Joseph P. Day, Clerk

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Rhonda Friedrichsen and Tonya Martin after being duly sworn according to law, depose and say:

1. That they are adult residents of Davidson County, Tennessee.

2. That they were witnesses to the Last Will and Testament of ELIZABETH ANN LEGETT, dated Oct. 13, 2015 to which this Affidavit is attached, and that this Affidavit is being made at the request of ELIZABETH ANN LEGETT and in accordance with Tennessee Code Annotated Sec. 32-2-110.

3. That their signatures are affixed to said Last Will and Testament of ELIZABETH ANN LEGETT, that they signed or affixed the same at the instance and at the request of the Testator and in her presence and in the presence of each other, at the place and on the date of said Last Will and Testament.

4. That the Testator signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Last Will and Testament, they were of the opinion that the Testator, ELIZABETH ANN LEGETT, was of sound mind.

And further affiants saith not.

Rhonda Friedrichsen

Tonya R. Martin

Subscribed and sworn to before me, this the 13 day of October, 2015.

Katherine E Bentley
Notary Public

My Commission Expires: March 7, 2017

KATHERINE E. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 7, 2017

{01256439.1 }{01256439.1 }

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 June 17, 2024 (date of document).

Affiant Signature

6·18·24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY