Karen Johnson Davidson County
Batch# 1152393 ORDER
06/28/2024 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240628-0048735

John West, Register
Robertson County Tennessee
Rec #: 355084 Instrument #: 430703
Rec'd: 20.00 Recorded
State: 0.00 6/27/2024 at 8:32 AM
Clerk: 0.00 in Record Book
Other: 2.00 2329
Total: 22.00 Pages 549-552

RECEIVED
JUN 17 2024
BY:

IN THE CIRCUIT COURT FOR ROBERTSON COUNTY

IN THE STATE OF TENNESSEE

AT SPRINGFIELD

PROBATE DIVISION

FILED
CLERK & MASTER ROBERTSON CO. TN
JUN 17 2024
AT 2:46 O'CLOCK P M
BY: JON T. GRAVES

IN RE:

ESTATE OF LILLIAN EUNICE PETTY
deceased

Estate No. CH24-CV-238

ORDER TO PROBATE WILL FOR ESTABLISHING MUNIMENT OF TITLE

This cause came to be heard this 17 day of June, 2024 upon the Petition of ANGELA DEANN GRAVES, Petitioner, to admit to Probate a certain paper writing bearing the date of July 1, 2004, purporting to be the Last Will and Testament of LILLIAN EUNICE PETTY witnessed by MARTHA LITTLEFIELD and JULIA C. HUNT, being filed for the purpose of establishing muniment of title of real estate pursuant to Tennessee Code Annotated § 32-2-111.

It appears to the Court that:

1. LILLIAN EUNICE PETTY hereinafter referred to as the "Decedent", died February 10, 2024, at the age of eighty-nine (89) years, a resident of Robertson County, Tennessee.

2. The Last Will and Testament of LILLIAN EUNICE PETTY executed July 1, 2004, witnessed by MARTHA LITTLEFIELD and JULIA C. HUNT is tendered herewith to the Court, which Will contains a self-proving Affidavit pursuant to Section 32-2-110 of the Tennessee Code Annotated.

3. The beneficiaries listed in the Decedent's Last Will and Testament are ANGELA DEANN GRAVES, JON TYLER GRAVES, and ALEX HUNTER GRAVES. The age, relation to the Decedent, and mailing address of each beneficiary are as follows:

Angela DeAnn Graves
Daughter, Age 66
117 5th Avenue West
Springfield, TN 42202

Jon Tyler Graves
Grandson, Age 37
2011 Bryans Park Ct
Springfield, TN 37172

Alex Hunter Graves
Grandson, Age 35
1280 Greenbrier Drive
Vass, NC 28394

4. In Item 2 Paragraph B, the Decedent's grandsons, JON TYLER GRAVES, and ALEX HUNTER GRAVES, were devised $5,000. The Petitioner distributed said amount to JON TYLER GRAVES and ALEX HUNTER GRAVES as evidenced by the receipts filed with the court.

5. Any interest in *real property* owned by the Decedent was devised to ANGELA DEANN GRAVES pursuant to Item Three of the Last Will and Testament.

6. All assets of the deceased passed by operation of law with the exception of the following parcels of real property located in Davidson County:

Address: 513 Frankfort Drive, Hermitage, Tennessee 37076
Map and Parcel: 075 04 0 094.00

Legal Description:

Being Lot No. 328 on the Plan of Tulip Grove, Section 5, of record in Book 4175, Page 71, Registers Office for Davidson County, Tennessee.

Said Lot No. 328 fronts on the Easterly margin of Frankfort Drive 100.0 feet and runs back 139.62 feet on the Southerly margin and 138.72 feet on the Northerly margin and measures 100.00 feet across the rear margin.

Being the same property conveyed to Robert James Petty and wife, Lillian Eunice Petty, from Zack R. Cheek and wife, Emelyn T. Cheek, by Warranty Deed dated September 8, 1971 in Official Record Book Volume 4535, Page 527 of the

Registers Office of Davidson County, Tennessee. Robert James Petty predeceased his wife, leaving Lillian Eunice Petty as the surviving tenant by the entirety and sole owner of the subject real property.

It is, therefore, ORDERED, ADJUDGED and DECREED that the paper writing bearing the date of July 1, 2004 executed by LILLIAN EUNICE PETTY in the presence of MARTHA LITTLEFIELD and JULIA C. HUNT, be declared the Last Will and Testament of LILLIAN EUNICE PETTY, is admitted to probate for the limited purpose of establishing muniment of title to the parcel of realty known as: **513 Frankfort Drive, Hermitage, Tennessee 37076, Map and Parcel No. 075 04 0 094.00** on the Maps of the Assessor of Property for Davidson County, Tennessee, and pursuant to Tennessee Code Annotated § 32-2-111 vested in ANGELA DEANN GRAVES, without the necessity of granting Letters Testamentary or otherwise proceeding with administration.

Enter the above this 17 day of July, 2024.

~~CLERK & MASTER~~
Chancellor Ben Dean

APPROVED FOR ENTRY:

BATSON NOLAN PLC

By: Lauren S. Meadows

Lauren S. Meadows, BPR No. 036184
Attorney for Petitioners
2675 Townsend Court, Suite A
Clarksville, TN 37043
(931) 647-1501

**STATE OF TENNESSEE,
ROBERTSON COUNTY**

I, Jon T. Graves, CLERK and MASTER, do hereby certify that this is a true and correct copy of the original of this instrument filed in this cause

CH24-CV-238

This 17th day of July, 2024
JON T. GRAVES, CLERK and MASTER

By: Candice Hayes, Dep. Clerk

Tennessee Certification of Electronic Document

I, Matthew J. Ellis, 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

June 26, 2024
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 26th day of June, 2024.



Notary's Signature

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/21/2026