Karen Johnson
Batch # 1187102
09/27/2024 09:06:32 AM
Fees: $72.00 Taxes: $0.00
Davidson County
DEEDQC
14 pgs
20240927-0074904

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 TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration for this transfer is: $**0.00**. Calvin I. Price, Jr. **Affiant** Subscribed and sworn to before me, this 15 day of July 2024. Jessica Ann Clegg NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Calvin I. Price, Jr. 101 Antioch Woods Way Antioch, TN 37013	New Owner	05911004200

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, **CALVIN PRICE, JR., EXECUTOR OF THE ESTATE OF MARY LOU PRICE**, *deceased*, ("Grantor") does hereby quitclaim, transfer and convey unto **CALVIN I. PRICE, JR.** ("Grantee"), his successors and assigns, all of Grantor's right, title and interest in certain improved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 259 on the Plan of Haynes Manor Section II, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee,

SAID Lot No. 259 fronts 62 feet on the southerly margin of Cravath Drive and extends back 155 feet on the easterly line and 127 feet on the westerly line to a broken rear line measuring 123.3 feet thereon.

Being the same property conveyed to James Price, Jr. and wife, Mary Lou Price by warranty deed from Cumberland Builders, Inc. on October 9, 1968, of record in Book 4277, Page 476, Register's Office for Davidson County, Tennessee.

The said James Price, Jr. and wife, Mary Lou Price having since divorced and pursuant to the final decree of divorce issued by the First Circuit Court of Davidson County, Tennessee, under Docket No. 87786, divested all title, rights and interest in any real and personal property owned by said James Price, Jr. to Mary Lou Price, including the subject property. Said decree is recorded in Book 5436, Page 124 in the Register's Office for Davidson County, Tennessee. Mary Lou Emmons Price is one and the same person as Mary Lou Price.

The said Mary Lou Price (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on September 12, 2023. Decedent's Last Will and Testament dated July 8, 2003 (the "Will"), was admitted to probate in Solemn Form on February 7, 2024, under Docket Number 23P2426 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, Calvin Price, 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 the herein described real property to Calvin I. Price, Jr.

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

This is **improved** property known as: **3831 CRAVATH DRIVE NASHVILLE, TN 37207.**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15 day of July 2024.

ESTATE OF MARY LOU PRICE

Calvin L. Price Jr.

CALVIN PRICE, JR., *Executor*

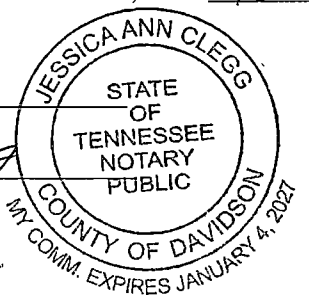
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Calvin Price, 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 Mary Lou Price** 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 15 day of July 2024.

Jessica Ann Clegg

Notary Public
My Commission Expires: 01-04-27



[redacted]

STATE OF TENNESSEE

****

IN RE: ***MARY LOU PRICE***

Docket No: ***23P2426***

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 February 7, 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 12, 2024.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: [redacted]

Deputy Clerk

COPY

EFILED 02/07/24 04:24 PM CASE NO. 23P2426 Joseph P. Day, Clerk

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

IN RE: THE ESTATE OF	)	
MARY LOU PRICE,	)	**No. 23P2426**
Deceased.	)	

ORDER TO ADMIT LAST WILL AND TESTAMENT IN SOLEMN FORM AND FOR ISSUANCE LETTERS TESTAMENTARY

This cause came to be heard on the 7th day of February 2024, before the Honorable Andra Hedrick, Seventh Circuit Court Judge for Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament in Solemn Form or in the alternative, Common Form filed by Calvin Price, Jr., Petitioner. From a review of the record, it appears that Calvin Price, Sr. was served with the petition on December 27, 2023; Brian Price was served with the petition on December 30, 2023; and James Michael Price was served with the petition on January 2, 2024. Aroll Jones appeared and testified that he witnessed the execution of the Last Will and Testament of Mary Lou Price (hereinafter "Decedent") and signed the same in accordance with the requirements of Tenn. Code Annotated 30-1-104. Richard Manson appeared and testified that he witnessed the execution of the Last Will and Testament of Mary Lou Price (hereinafter "Decedent") and acted as the Notary Public for the same in accordance with the requirements of Tenn. Code Annotated 30-1-104. As such, the court finds it appropriate to admit Decedent's Last Will and Testament dated July 8, 2003 to probate in solemn form.

It is, therefore, **ORDERED**, **ADJUDGED** and **DECREED** that the Last Will and Testament of Decedent, dated July 8, 2003, shall be admitted to probate in solemn form.

EFILED 02/07/24 04:24 PM CASE NO. 23P2426 Joseph P. Day, Clerk

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, Calvin Price, Jr., shall be appointed Personal Representative of the Estate of Mary Lou Price. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirements of posting a Bond, making an Inventory, and filing Interim and Final Accountings are waived upon the request of the sole residual beneficiary, Calvin Price, Jr.

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**.

[JUDGE'S ELECTRONIC SIGNATURE PAGE TO FOLLOW]

APPROVED FOR ENTRY:



Jennifer Sheppard (024699)
Adam Barber (031014)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, TN 37212
(615) 800-7096 Office
jsheppard@mhpslaw.com

Attorneys for the Estate

COPY

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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:

Calvin I. Price, Jr.
101 Antioch Woods Way
Antioch, TN 37013

Calvin I. Price, Sr.
3831 Cravath Drive
Nashville, TN 37207

Stacey V. Hall
84 Northwyke Drive
Jackson, TN 38305

Brian Price
1401 E Colter St. Apt.#1
Phoenix, AZ 85014

Janice Thomas
104 Captain's Circle
Hendersonville, TN 37075

James Michael Price, Jr.
ADC#170717
ASPC Lewis, Bachman Unit
PO Box 3500
Buckeye, AZ 85326

Jerel Carrol
2649 Thornton Grove Blvd.
Nashville, TN 37207

This the 7th day of February, 2024.

Jennifer Sheppard

COPY

EFILED 02/07/24 04:24 PM CASE NO. 23P2426 Joseph P. Day, Clerk

Case Title: PRICE JR. V PRICE

Case Number: 23P2426

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

[redacted]

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **CALVIN PRICE JR.** DOCKET NO: **23P2426**

*It appearing to the Court that **MARY LOU PRICE** 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 **CALVIN PRICE 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 **February 8th, 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 **CALVIN PRICE JR.** as **Executor** of the estate of **MARY LOU PRICE**, deceased, and I do further certify that **CALVIN PRICE JR.** is still acting **Executor** of the estate of **MARY LOU PRICE** 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.

EFILED 02/08/24 12:27 PM CASE NO. 23P2426 Joseph P. Day, Clerk

[redacted]

STATE OF TENNESSEE

****

IN RE: ***MARY LOU PRICE***

Docket No: ***23P2426***

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 document heretofore entered in the above styled case on February 8, 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 12, 2024.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____

Deputy Clerk

COPY

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FILED

FEB 07 2024

JOSEPH P. DAY, Clerk

By _____ Deputy

23P2426

Last Will and Testament

FILED

FEB - 7 2024

JOSEPH P. DAY, Clerk

By _____ Deputy

Mary Lou Price

PERSONAL INFORMATION

I, **Mary Lou Price**, of the City of Nashville, County of Davidson and State of Tennessee, being of legal age, sound mind and disposing memory do hereby make, publish, and declare the following to be my Last Will and Testament.

REVOCATION OF PREVIOUS WILLS

I revoke all wills and codicils that I have previously made.

PERSONAL INFORMATION

I have the following children now living: Calvin I. Price, Sr.

DISPOSITION OF PROPERTY

A. All beneficiaries must survive me for 45 days to receive property under this will. As used in this will, the phrase survive me means to be alive or in existence as an organization on the 45th day after my death.

B. All personal and real property that I leave in this will shall pass subject to any encumbrances or items placed on the property as security for the repayment of a loan or debt.

C. If I leave property to be shared by two or more beneficiaries, it shall be shared equally by them unless this will provides otherwise.

D. If I leave property to be shared by two or more beneficiaries, and any of them does not survive me, I leave his or her share to the others equally unless this will provides otherwise for that share.

E. Entire estate means all property I own at my death that is subject to this will.

F. I do hereby give and devise my primary residence and its contents located at 3831 Cravath, Nashville, Tennessee to Calvin I. Price, Jr. except the following specific bequests:

1. My first cousin, Mary E. Kirby may have any five (5) items in the household that she desires.

2. To Verlene Robinson, I leave my hats and jewelry, if she survives me.

Initial: MLP

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3. To Stacey V. Hall, Janice Thomas and Carrie Ranson, I leave my clothing, to be distributed in equal shares or as agreed upon by the parties, if they survive me.

4. I leave all my purses to Jerel Carrol, if she survives me.

G. My remaining property shall be distributed to Calivn. I. Price, Jr..

H. I have intentionally left my son Calvin I. Price, Sr. out of any provision of this Will.

I. If Calving I. Price Jr. does not survive me then the said property shall pass as part of my residuary estate.

RESIDUARY ESTATE

All the rest, residue, and remainder of the property which I may own at the time of my death, real, personal, and mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this Will, including all lapsed legacies and devises and all the life insurance payable to my estate, which property is not disposed of elsewhere in this instrument, I bequeath and devise to Calvin I. Price Jr. should he predecease me, I bequeath and devise the property, which is the subject of this paragraph to be distributed to Fourteenth Avenue Baptist Church.

PERSONAL REPRESENTATIVE

I appoint Verlene Robinson, as Executrix of my Last Will and Testament. I direct that my Executrix shall not be required to give any bond or security for the faithful performance of her duties in any jurisdiction and shall not be required to make any reports, inventories or accountings to any court not mandatory by law.

PERSONAL REPRESENTATIVE'S POWERS

I direct my personal representative to take all actions legally permissible to have the probate of my will done as simply and as free of court supervision as possible under the laws of the state having jurisdiction over this will, including filing a petition in the appropriate court for the independent administration of my estate.

I grant to my personal representative the following powers, to be exercised as he or she deems to be in the best interests of my estate:

1. To retain property without liability for loss or depreciation.
2. To dispose of property by public or private sale, or exchange, or otherwise, and receive and administer the proceeds as a part of my estate.

 Initial: VVD

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3. To vote stock, to exercise any option or privilege to convert bonds, notes, stocks or other securities, and to exercise all other rights and privileges of a person owning similar property.
4. To lease any real property in my estate.
5. To abandon, adjust, arbitrate, compromise, sue on or defend and otherwise deal with and settle claims in favor of or against my estate.
6. To continue or participate in any business, which is a part of my estate, and to incorporate, dissolve or otherwise change the form of organization of the business.

The powers, authority and discretion I grant to my personal representative are intended to be in addition to the powers, authority and discretion vested in her by operation of law by virtue of his or her office, and may be exercised as often as is deemed necessary or advisable, without application to or approval by any court.

PAYMENT OF DEBTS

Except for liens and encumbrances placed on property as security for the repayment of a loan or debt, I want all debts and expenses owed by my estate to be paid in the manner provided for by the laws of Tennessee.

PAYMENT OF TAXES

I want all estate and inheritance taxes assessed against property in my estate or against my beneficiaries to be paid in the manner provided for by the laws of Tennessee.

NO CONTEST PROVISION

If any beneficiary under this will contests this will or any of its provisions, any share or interest in my estate given to the contesting beneficiary under this will is revoked and shall be disposed of as if that contesting beneficiary had not survived me.

SEVERABILITY

If any provision of this will is held invalid that shall not affect other provisions that can be given effect without the invalid provision.

SIGNATURE

I, **Mary Lou Price** the Testatrix, sign my name to this instrument, this **8th** day of **July, 2003** at **Nashville, Tennessee**. I declare that I sign and execute this instrument as my last will, that I sign it willingly, and that I execute it as my free and voluntary act. I declare that I am of the age of majority or otherwise legally empowered to make a will, and under no constraint or undue influence.

Mary Lou Price

Mary Lou Price

The foregoing instrument, consisting of four (4) typewritten pages, this page included, was signed, sealed, published and declared by the Testatrix, **Mary Lou Price**, to be her Last Will and Testament, in the presence of all of us at one and the same time, and we at her request, and in her presence, and in the

Initial: MP

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presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the should and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinbefore set out.

ATTESTING WITNESSES:

Shakira Kilpatrick OF Nashville, Tennessee.

Arell Jones OF Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said State and County, Shakira Kilpatrick, and ARell A Jones to me known, who made oath as follows:

1. That they were requested by the Testatrix to witness her signature to the attached instrument, which purports to be her Last Will and Testament, and they were further requested by the Testator to execute this affidavit.

2. That the Testatrix signed said instrument and declared the same to be her Last Will and Testament in the presence of each of the undersigned, on the date set forth therein;

3. That each of the undersigned in turn signed the said instrument on the same date, as attesting witnesses, in the sight and presence of the Testator and of each other;

4. That the Testatrix was of apparent sound mind at the time of the execution of said instrument; and

5. That this affidavit is made pursuant to Section 32-2-110, Tennessee Code Annotated.

Shakira Kilpatrick

Arell Jones

Sworn and subscribed to before me this 8th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: _____

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Prepared by:
MANSON, JONES & ASSOCIATES
1319 Fifth Avenue North
Nashville, Tennessee 37208-2726
Telephone: (615) 254-1600