RECORDER'S STAMP

Karen Johnson Davidson County
Batch # 1197805 DEEDWARR
10/25/2024 09:57:54 AM 14 pgs
Fees: $72.00 Taxes: $0.00
20241025-0082943

This Instrument Prepared By:

Kane & Crowell, PLLC
133 S. College Street
Lebanon, Tennessee 37087
(615) 784-4800

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Keith & Tonya Briggs	Keith & Tonya Briggs	Map: 96-11
642 Truxton Court	642 Truxton Court	Parcel: 207.00
Nashville, TN 37214	Nashville, TN 37214	

Barbara Sue Vaughter died on the 3rd day of April 2023, leaving a Last Will and Testament dated January 18, 2023. The Last Will and Testament was admitted to probate on May 16, 2023, in the Probate Court, Wilson County, Tennessee, Docket No. 2023-PR-230. Pursuant to the Last Will and Testament, the Decedent bequeathed the real property located at 642 Truxton Court, Nashville, Tennessee to Keith Briggs and Tonya Briggs; however, expressly reserved a life estate so long as he might live unto Neal Carson. Said *Order* further appointed Michael Wayne Briggs as Executor of the Estate of Barbara Sue Vaughter. A copy of said *Order* is attached hereto as *Exhibit A*. A copy of the Letters Testamentary issued to Michael Wayne Briggs is attached hereto as *Exhibit B*. A copy of the Last Will and Testament is attached hereto as *Exhibit C*. All known debts of Barbara Sue Vaughter have been paid or adjudicated. A copy of the TennCare Release is attached hereto as *Exhibit D*. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. The real property as described in the Last Will and Testament of Barbara Sue Vaughter is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 139, Hickory Bend, Section I, as of record in Book 3300, page 38, and as amended in Book 3615, page 38, Register's Office for said County.
>
> Said Lot 139 fronts 81.79 feet along the curving southerly margin of Truxton Court and runs back 94.8 feet on the northeasterly line and 136 feet on the southwesterly line to a witness line on which it measures 80 feet and extends on back 30 feet more or less on the northeasterly line and 26 feet more or less on the southwesterly line to center line of McCrory Creek on which it measures 77 feet more or less.
>
> Being the same property conveyed to Barbara Sue Sexton (Vaughter) by

Warranty Deed from McKinley Leon Tabor and wife, Sharion K. Tabor, dated the 19th day of September 1974, and of record in Deed Book 4853, Page 511, in the Register's Office of Davidson County, Tennessee. Said Barbara Sue Sexton and Barbara Sue Vaughter are one in the same person.

This conveyance is subject to any and all other existing easements and restrictions of record. It is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This property is improved property known as 642 Truxton Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Keith Briggs and Tonya Briggs, while expressly reserving a life estate for Neal Carson for son long as he may live, their successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate upon the death of Neal Carson. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Executor only, do covenant with the said grantee, that I, as the Executor only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except by liens of record.

And I, as Executor, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

T.C.A. § 67-4-409(a)(3)(D) exempts this transfer from recordation tax.

- THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK -

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, duly appointed, commissioned and qualified in and for said State and County, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

MICHAEL WAYNE BRIGGS, Executor

WITNESS my hand, this 9th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 10/25/2027

KAYLA COSTLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

LODGED
MAY 15 2023

EXHIBIT
A

ENTERED
AT 11:00 AM
MAY 16 2023

IN THE PROBATE COURT OF WILSON COUNTY, TENNESSEE
AT LEBANON

IN RE: Estate of Barbara Sue Vaughter

MICHAEL WAYNE BRIGGS,
Petitioner

FILE NO. 2023-PR-230

ORDER TO PROBATE

This cause came on to be heard before the Honorable A. Ensley Hagan, Probate Judge, upon the Petition of Michael Wayne Briggs, requesting that the Last Will & Testament of Barbara Sue Vaughter, deceased, be admitted to probate, and that Letters of Testamentary be issued to the Petitioner.

Whereupon, the Petitioner produced paper writings purporting to be the Last Will and Testament of Barbara Sue Vaughter, of which had the name Barbara Sue Vaughter signed thereto as Testatrix and being a Will bearing date of January 18, 2023, subscribed by Vicki Jarvis and Rachel Conatser, as attesting witnesses.

And, it appearing that Michael Wayne Briggs has never been convicted of a felony or a misdemeanor, nor has he ever been sentenced to imprisonment in any penitentiary.

And, it appearing that Michael Wayne Briggs has agreed to serve as the Executor.

And, it appearing that Vicki Jarvis and Rachel Conatser did subscribe their respective name as a witness to the Last Will & Testament; that each paper writing was written in the lifetime of Barbara Sue Vaughter, and published, signed and subscribed by Barbara Sue Vaughter in the presence of the respective witnesses; that Barbara Sue Vaughter was then of sound mind; and that, at Barbara Sue Vaughter's request, said witnesses signed said paper writings in Barbara Sue Vaughter's presence and in the presence of each other on the date specified in each paper writing.

And, it appearing that Barbara Sue Vaughter's usual place of domicile and residence at the time of her death was Wilson County, Tennessee; and that Barbara Sue Vaughter died on April 3, 2023, at the age of eighty (80).

The following constitute the legatees and devisees under the Last Will and Testament:

a. Brother, Michael Wayne Briggs, 1311 Venessa Drive, Clarksville,

Tennessee 37042.

b. Friend, Neal Carson, 642 Truxton Court, Nashville, Tennessee 37214.

c. Cousin's grandson, Joseph Welch, 220 Honey Branch Road, Sparta, Tennessee 38583.

d. Charity, Shriners Hospital, 2900 N. Rocky Point Drive, Tampa, FL 33607.

e. Charity, Ronald McDonald House, 110 N. Carpenter St., Chicago, IL 60607.

f. Charity, St. Luke's Community House, 5601 New York Ave., Nashville, TN 37209.

g. Charity, Wounded Warrior Project, 4899 Belfort Road, Suite 300, Jacksonville, FL 32256.

h. Charity, Nashville Rescue Mission, 639 Lafayette Street, Nashville, TN 37203.

That the heirs-at-law and next-of-kin of the Decedent are as follows:

a. Daughter, Rhonda Faye Vaughan, deceased.

b. Brother, Michael Wayne Briggs, 1311 Venessa Drive, Clarksville, Tennessee 37042.

c. Brother, William D. Briggs, deceased.

d. Niece, Tonya Briggs (daughter of William D. Briggs), P.O. Box 163 Chapmansboro, TN 37035.

e. Nephew, (son of William D. Briggs) Keith Briggs, 115 Briggs Drive, Ashland City, TN 37015.

That Decedent has no other heirs or next of kin not notified.

That pursuant to Section VIII of Decedent's Last Will and Testament, bond, inventory, and accounting are all waived.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** that said paper writings, taken together, constitute the true, whole and Last Will and Testament of Barbara Sue Vaughter, deceased; that the same are hereby admitted to probate as such; and that the Clerk is directed to file and record the same and to issue Letters of Testamentary to Michael Wayne Briggs, without bond, inventory, or accounting; that the proper notice to creditors be placed in *The Wilson Post*; that notice be given to the Bureau of TennCare.

So ORDERED this the 16th day of May, 2023.

A. ENSLEY HAGAN, JUDGE

APPROVED FOR ENTRY:

KANE & CROWELL, PLLC

KAYLA M. COSTLEY, BPR #37775
Attorney for the Estate
133 South College Street
Lebanon, Tennessee 37087
(615) 784-4800

CERTIFICATE OF SERVICE

This is to certify that a copy of this **Order** has been served by first-class mail, postage pre-paid, upon the following individuals:

Michael Wayne Briggs
1311 Venessa Drive
Clarksville, Tennessee 37042

Neal Carson
642 Truxton Court
Nashville, Tennessee 37214

Joseph Welch
220 Honey Branch Road
Sparta, Tennessee 38583

Shriners Hospital
2900 N. Rocky Point Drive
Tampa, FL 33607

Ronald McDonald House
110 N. Carpenter St.
Chicago, IL 60607

St. Luke's Community House
5601 New York Ave.
Nashville, TN 37209

Wounded Warrior Project
4899 Belfort Road, Suite 300
Jacksonville, FL 3225

Nashville Rescue Mission
639 Lafayette Street
Nashville, TN 37203

Tonya Briggs
P.O. Box 163
Chapmansboro, TN 37035

Keith Briggs
115 Briggs Drive
Ashland City, TN 37015

Kayla M. Costley
KAYLA M. COSTLEY

05-15-2023
DATE

EXHIBIT
B

PROBATE COURT OF WILSON COUNTY, TENNESSEE, AT LEBANON

LETTERS TESTAMENTARY

The Estate of: **BARBARA SUE VAUGHTER** DOCKET NO: **2023PR230**

It appearing to the Court that **BARBARA SUE VAUGHTER** has died leaving a written Will in which you are appointed Executor(s) 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 **MICHAEL WAYNE BRIGGS,** 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 said Will and the laws of the land.

WITNESS, Millie Sloan, Clerk of the Probate Court, at office, this 16th day of May, 2023.

MILLIE SLOAN, Clerk

_____ D.C.

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

STATE OF TENNESSEE
WILSON COUNTY

I, Millie Sloan, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters Testamentary issued to the above named Executor(s) of the above named estate and I do further certify that the above mentioned is still acting as Executor(s) of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Lebanon, Tennessee this the 16th day of May, 2023.

MILLIE SLOAN, Clerk

_____ D.C.

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

EXHIBIT
C

Last Will and Testament
of

BARBARA S. VAUGHTER

I, **BARBARA S. VAUGHTER**, presently residing in Wilson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other testamentary dispositions heretofore made by me at any time.

I.

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my personal representative as soon as practicable after my death. I further direct that my personal representative pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment.

II.

If I have made provisions in a letter or memorandum, written entirely in my handwriting, signed by me, and attached to my Will, indicating that certain items of tangible personal property are to be distributed to beneficiaries designated on said list, I hereby give and bequeath such items of my personal property to those persons so designated, said letter or writing being incorporated herein by reference.

III.

I hereby give, devise and bequeath my home and household furniture and furnishings located at 239 Meandering Drive, Lebanon, Tennessee, to my brother, **MICHAEL WAYNE BRIGGS,** to be his absolutely and completely, so long as he survives me. In the event he does not survive me, I hereby give, devise and bequeath my home and household furniture and furnishings located at 239 Meandering Drive, Lebanon, Tennessee, to my sister-in-law, **CHERYL BRIGGS,** to be hers absolutely and completely. In the event neither **MICHAEL WAYNE BRIGGS** nor **CHERYL BRIGGS** survive me, I direct that the property mentioned herein be sold and the net proceeds be divided equally among the charities listed in Paragraph **VII.** below.

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IV.

I hereby give, devise and bequeath my house and household furniture and furnishings located at 642 Truxton Court, Nashville, Tennessee, to **NEAL CARSON,** so long as he survives me, for and during his lifetime. In the event he does not survive me, or at his death, I hereby direct that the property mentioned herein be sold and the net proceeds be divided equally between **KEITH BRIGGS and TONYA BRIGGS,** to be theirs absolutely and completely.

V.

I hereby give and bequeath my Cadillac automobile to my brother, **MICHAEL WAYNE BRIGGS,** to be his absolutely and completely, so long as he survives me. In the event he does not survive me, I hereby give and bequeath my Cadillac automobile to my sister-in-law, **CHERYL BRIGGS,** to be hers absolutely and completely. In the event neither **MICHAEL WAYNE BRIGGS** nor **CHERYL BRIGGS** survive me, I direct that the property mentioned herein be sold and the net proceeds be divided equally among the charities listed in Paragraph **VII.** below.

I hereby give and bequeath my Buick convertible to **NEAL CARSON,** to be his absolutely and completely, so long as he survives me. If he does not survive me, I direct that my Buick be sold and the net proceeds be divided equally among the charities listed in Paragraph **VII.** below.

VI.

I hereby give and bequeath unto **JOSEPH WELCH,** so long as he survives me, the sum of Ten Thousand ($10,000.00) Dollars to be used for educational expenses to a vocational school.

VII.

I hereby give, devise and bequeath the rest and remainder of my property, both real and personal to the following charities equally:

1. Shriners Hospital
2. Ronald McDonald House
3. St. Luke's Community House
4. Wounded Warrior Project
5. Nashville Rescue Mission

VIII.

I hereby appoint my brother, **MICHAEL WAYNE BRIGGS,** to be Executor of this my Last Will and Testament and direct that he be allowed to serve without bond for his faithful performance. I further direct that he not be required to make or give any inventory, final settlement or any report

INITIALS

whatsoever to any Court or other governmental authority except such as may be necessary for purposes of taxation. I direct that my Executor shall have full and complete authority to handle my estate as he sees fit, to sell it or do whatsoever he may see fit under the circumstances, and that he shall have the authority to make, execute and deliver any deed, assignment, bill of sale or any other legal instrument as such Executor without further authority. Any and all acts or things done by my Executor in the carrying out of the terms and conditions of this Will shall and may be done by him at his complete and absolute discretion.

IX.

In the event **MICHAEL WAYNE BRIGGS** should predecease me or is unable, incompetent or refuses to serve as Executor of this my Last Will and Testament, I hereby appoint **ROBERT WAECHTER,** with Raymond James & Associates, as Substitute Executor of this my Last Will and Testament and direct that the Substitute Executor be allowed to serve without bond for his faithful performance. I further direct that the Substitute Executor not be required to make or give any inventory, final settlement or any report whatsoever to any Court or other governmental authority except such as may be necessary for purposes of taxation. I direct that the Substitute Executor have all the power, privileges, discretion, and authority as is hereinabove set forth for my first named Executor.

X.

In addition to all the powers now or hereafter conferred by law, my Executor shall have all of the powers enumerated in Section 35-50-110, Tennessee Code Annotated, and the introductory paragraph and all sub-paragraphs thereof to the extent applicable, which powers are expressly incorporated herein by reference.

XI.

Except as may be otherwise specifically devised in this Will, all interests in real property that I may own at the time of my death and that shall pass under this Will shall, during the pendency of the administration of my estate or the earlier distribution or other disposition of such property, be owned by my estate. My personal representative shall have full possession of and exercise full control over such property during such period. Until distribution or other disposition of any such property, my estate shall be entitled to all of the income therefrom and gains from the sale or other disposition thereof and shall discharge all of the responsibilities relating to ownership thereof, including, but not limited to, payment of any taxes with respect thereto and maintenance and repairs thereof. It is my intention that all interests in real property that pass under this Will shall become assets of my probate estate at my death and shall not pass by operation of any law directly to my heirs or devisees under this Will at my death, except such interests as may be otherwise specifically devised in this Will.

INITIAL

XII.

In any case in which my Executor is required, pursuant to any provision of this Will, to divide any portion of my estate into parts or shares to distribute the same, I authorize him, in his discretion, to make such division or distribution in kind, or partly in kind or partly in money. For the purpose of such allotment, the judgment of my Executor concerning the property and the relative value thereof for purpose of distribution of the assets so allotted shall be binding and conclusive on all persons interested in my estate.

XIII.

The words used herein referring to "Executor" and the like shall be read so as to include the masculine or feminine, singular or plural, depending upon the number and gender in existence at any given time.

The words "he", "she" and the like are to be read in the masculine or feminine gender, singular or plural, depending upon the number and gender of the person or persons to whom referred.

WITNESS MY SIGNATURE hereto this 18th day of January 2023.

Barbara S. Vaughter

BARBARA S. VAUGHTER

Signed, sealed and published by the said **BARBARA S. VAUGHTER** as and for her Last Will and Testament in the presence of us, the undersigned, who, at her request and in her sight and presence and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses, the day and date above written.

Rachel Conatser residing at Mt Juliet TN

Vicki Jones residing at Lebanon, Tn

THIS WILL CONSISTS OF FOUR (4) TYPEWRITTEN PAGES

BSV

INITIAL

AFFIDAVIT

Come Rachel Conatser, a resident of Wilson County and Vicki Jarvis, a resident of Wilson County, Tennessee, and make oath that **BARBARA S. VAUGHTER**, signified to us that the foregoing instrument was her Last Will and Testament and signed the foregoing instrument as and for her Last Will and Testament all in the joint sight and presence of us; and we, at the same time, at the testatrix's request and in her sight and presence and in the sight and presence of each other, subscribed our names as attesting witnesses thereto. Affiants further make oath that **BARBARA S. VAUGHTER** is over 18 years of age, is of sound mind and disposing memory and that the signature appearing at the end of this instrument is the true signature of **BARBARA S. VAUGHTER**.

This 18th day of January, 2023.

Rachel Conatser

Vicki Jarvis

STATE OF TENNESSEE

COUNTY OF WILSON

SWORN AND SUBSCRIBED to before me this 18th day of January, 2023.

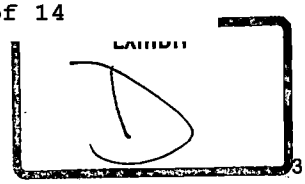
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

INITIAL

EXHIBIT



TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

July 3, 2023

Michael Wayne Briggs
133 S. College Street
Lebanon, TN 37087

RE: Vaughter, Barbara Sue Date of Death: 4/3/2023 SSN: xxx-xx-0490
Our File Number: 102022

Michael Wayne Briggs:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to any Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit