Karen Johnson Davidson County
Batch # 1229805 DEEDQC
01/23/2025 01:21:06 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20250123-0005382

This Instrument prepared based on information provided by the parties and not independent verification by:
ROBINSON LAW, PLLC
C. Michael Robinson
2705 Gallatin Pike
Nashville, TN 37216
615-320-9977

ADDRESS NEW OWNER AND SEND TAX BILLS TO:
Michelle Nickerson and Kelly Renee Powell
5021 Colemont Dr.
Antioch, TN 37013

PARCEL NUMBER:
162 02 0 191.00

EXECUTOR'S DEED

This deed made on the 23rd day of January 2025 by Michelle Nickerson, formerly known as Michelle Lee Powell, Executor of the Estate of David Allen Powell, deceased, by the power conferred by The Last Will and Testament of David Allen Powell (attached hereto as Exhibit A) and the Probate Court for Rutherford County, Tennessee; at Murfreesboro in case number 75PR1-2024-PR-16, pursuant to the Order Admitting Last Will and Testament to Probate (attached hereto as Exhibit B), issuing Letters Testamentary to Michelle Nickerson (attached hereto as Exhibit C), the laws of intestate succession, given that David Allen Powell died with no spouse and two children surviving him whose names are Michelle Nickerson and Kelly Renee Powell, and every other power, in consideration of Zero Dollars, and other good and valuable consideration, the receipt of which is acknowledged, does convey, warrant, and quitclaim to **MICHELLE NICKERSON**, of 4313 Patrick Henry Drive La Vergne, TN 37086, and **KELLY RENEE POWELL**, of 5021 Colemont Dr. Antioch, TN 37013, equally, their heirs and assigns, real property located in the County of Davidson, State of Tennessee, located at 5021 Colemont Drive, Antioch, Tennessee, 37013, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 223, on the Plan of Colewood Acres, Section III, as of record in Book 4175, page 45, Register's Office for said County.
>
> Said Lot fronts 75 feet on the northerly side of Colemont Drive and extends back 213.3 feet on the easterly line and 242.2 feet on the westerly line to a dead line and measures 84.5 feet thereon.
>
> Being the same property conveyed to Billy Joe Clemons and wife, Cynthia Lynn Clemons by deed from Donald Clemons and wife, Vickie L. Clemons of record in Book 6168, Page 242, Register's Office, Davidson County, Tennessee. Subject to restrictions of record in Book 4295, page 696 said Register's Office.

Being the same property conveyed to Joe A. Powell and Myra J. Powell, husband and wife, by deed from Billy Joe Clemons and Cynthia Lynn Clemons, husband and wife, of record in Book 7535 Page 976, Register's Office, Davidson County, Tennessee.

Being the same property inherited by David Allen Powell at the death of Myra J. Powell, who survived Joe A. Powell, of record in the Administrator's Deed made in order to provide muniment of title, being instrument number 20210527-0072055, Register's Office, Davidson County, Tennessee.

This is improved property known as 5021 Colemont Drive, Antioch, Tennessee, 37013.

together with all the rights of the decedent in fee simple absolute.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office of Davidson County, Tennessee.

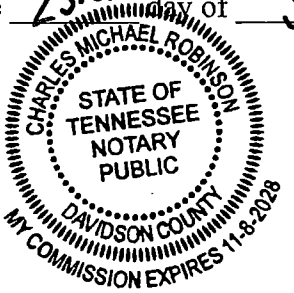
IN WITNESS WHEREOF, I have signed my name this the 23rd day of January 2025.

MICHELLE NICKERSON, EXECUTOR

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, **MICHELLE NICKERSON, EXECUTOR,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her 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 the 23rd day of January, 2025.



NOTARY PUBLIC

My Commission Expires: 11-8-28

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

MICHELLE NICKERSON

Subscribed and sworn to before me this 23rd day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 11-8-28

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Ex. A

1-29-05

This is the last Will and Testament of

David Allen Powell
David A. Powell

Michelle Lee Powell will be the Executor of the Estate of David A. Powell with advice & help from her Grandparents Joe & Myra Powell.

The property owned by David Powell at.

1325 Greenland Dr
Murfreesboro, TN [redacted] 37130

DI	MAP	GP	CTL MAP	PARCEL	S/I
13	090H	A	090G	02400	000

Is solely left to Michelle L. Powell

The Property at 163 Suzanne Dr.
Antioch, TN 37013

Is left to Joe & Myra Powell
AND Kelly Renee Powell

The $100,000.00 Life Insurance is left to Michelle Lee Powell to pay Funeral Expences (Ellis Funeral Home) other left bills Any remainder to Michelle.

(P.S all sell all or none) D.P. Amusement Co. is to go to Michelle Powell to keep or sell. (BE FIRST TO SELL) Value should be $300,000.00 (NO LESS?) Makes about 100,000.00 a year Truck should bring Another 18-20 thousand.

Michelle is to give $10,000.00 to.

Stephanie Barnes & Abbie Barnes For collage if not used for collage put it in a trust fund to stay in bank till there 25TH Birthday.

To Steve Barnes: Leather Dale Earnhandt Coat, Platnium Dale Earnhandt 1:24 Die Cast car in Plastic Show Case, Autographed Nascar photos and posters. Bristol Race Tickets

---

Bob Coyer: Bill Elliot Die Cast race cars and Posters, Black 22 cal. Rifle

Larry Hall: 9mm. Smith & Wesson Hand Gun [redacted] Old Double Barrell Shotgun (Heney Arms) old Smith & Hesson 32 mm. Hand Gun and all Knives in my collection

James Hampton (JR.): All Zippo lighten & showcase All Nascar model cars; All race programs and football, sports books.

Chris Austin: Colt 38 Pistol, [redacted]

John Pahl: Savage 12 gage shotgun

Other collectables Michelle, Joe, & Myra Powell doesn't want: Nascar. Die-Cast, Posters etc., C.D. etc. I want all my Friends to pick one list on next page!

Also for Tish Barnes a counter top Touch screen video game that's working.

This Will is my own FREE DECISION. I know I can change my mind at any time, but, IF I DON'T, my family must honor it.

1-29-05 David A. Powell
DAVID A. POWELL

Witnesses' Statement:

We believe the adult who signed this Will is mentally competent, understands what it means, and signed it freely. We are not family, and we don't benefit financially from his death.

DATE 1-29-05

Witness: Allen L Hall

Witness: Everett D Barnes

Witness. Chris Austin

CHRIS AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Ch. Aust

Ex. B

FILED

IN THE PROBATE COURT FOR RUTHERFORD COUNTY, TENNESSEE;
AT MURFREESBORO 2024 JAN -3 AM 7:50

In Re Estate of:)
David Allen Powell) **Docket Number: 75PRT-2023-CV-190**

ORDER GRANTING INTERVENING PETITION TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND APPOINTING AN EXECUTOR

This cause came to be heard on the 3rd day of January 2024 before the Probate Court for Rutherford County, Tennessee, upon the verified Intervening Petition to Admit Last Will and Testament to Probate ("Petition") as filed by Michelle Nickerson ("Petitioner").

The Court has conducted a hearing, and based upon an examination of the verified Petition, its exhibits, and the entire record herein this cause, the Court finds as follows:

1. David Allen Powell ("Decedent") died on November 22, 2023, at the age of Sixty-Four (64) a resident of Rutherford County, Tennessee.

2. The Court finds that all information required by local rule and statute, including Tennessee Code Annotated Section § 30-1-117, is in the record and it appears upon the representations of counsel and Petitioner that all interested persons were given a copy of the Petition and notice of the hearing.

3. The Court finds that the Court-appointed Administrator ad Litem for Cause of Action Only, Thomas L. Reed, received notice of the Petition and entered an acknowledgment of service and further stated the Administrator ad Litem had no objection to the Petition.

4. The Court finds that the Petition is well taken and should be granted.

Based on the above findings, as well as the entire record of this cause, it is therefore **ORDERED, ADJUDGED AND DECREED** that:

1. The Estate of David Allen Powell is opened as a partially testate estate.

2. The Last Will and Testament of David Allen Powell, dated January 29, 2005, is admitted to probate in common form.

3. The Letters of Administration for Cause of Action Only previously granted to Thomas L. Reed are revoked.

4. Michelle Nickerson is appointed Executor of the Estate of David Allen Powell.

5. The Clerk shall issue Letters Testamentary to Michelle Nickerson without necessity of bond.

6. The requirement of bond is waived upon the written consent or request of all heirs-at-law.

7. The requirement of filing an inventory with this Court is waived upon the written consent or request of all heirs-at-law.

8. The requirement of filing accountings with this Court is waived upon the written consent or request of all heirs-at-law.

9. Notice shall issue to creditors as required by Tenn. Code Ann. § 30-2-306.

10. The Executor shall file a status report on the date that is fifteen (15) months from the date of appointment, and annually thereafter so long as the Estate remains open.

11. Court costs are taxed to the Estate.

12. All other matters are reserved pending further orders of the Court.

IT IS SO ORDERED.

ENTERED THIS 9 DAY OF JANUARY 2024.

JUDGE TOBY GILLEY

APPROVED FOR ENTRY:

ROBINSON LAW, PLLC

C. MICHAEL ROBINSON **#35301**
Attorney for the Petitioner
2705 Gallatin Pike
Nashville, TN 37216
Telephone: (615) 320-9977
Facsimile: (615) 320-9929
michael@robinsonlaw.legal

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 3rd day of January 2024, a true and exact copy of the foregoing Order has been sent via US Mail, postage prepaid, to:
Michelle Nickerson, 4313 Patrick Henry Drive LaVergne, TN 37086; **Kelly Renee Powell**, 5021 Colemont Dr., Antioch, TN 37013; and **Thomas L. Reed**, former Administrator Ad Litem, PO Box 10437, Murfreesboro, TN 37129.

C. MICHAEL ROBINSON

Ex. C

Rutherford County Probate Court 319 N Maple Street Suite 121 Murfreesboro, TN 37130 (615)898-7800	**LETTERS TESTAMENTARY**	Case Number 75PR1-2024-PR-16

In the Matter of the Estate of: David Allen Powell
Deceased

Whereas, it appearing to this Court that the above named deceased person has made a Last Will and Testament appointing, Michelle Nickerson, Executor(s) to the same, which Will has been exhibited in this Court and proved as the law directs, and the Executor(s) having qualified according to law.

It is, accordingly, ordered that Letters Testamentary are hereby issued to the above named Executor(s), being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary.

Date: 1/3/2024 Tammy Spooner
Deputy Probate Clerk

I swear that all statements in the petition are true and accurate and I am not disqualified from serving because of having been sentenced to imprisonment in a penitentiary as set forth in § 40-20-115 or otherwise. I do solemnly swear that I will honestly and faithfully discharge the duties imposed on me, according to the terms of the Last Will and Testament as required by law.

Michelle N

Date: 1-18-24 Tammy Spooner
Deputy Probate Clerk

I, Clerk and Master of this Court, certify that:

(i) this is a Court of Record;

(ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate;

(iii) these Letters are still in full force and effect as of this date.

Date: 1-18-2024 Tammy Spooner
Deputy Probate Clerk

RUTHERFORD COUNTY CLERK SEAL TENNESSEE

Legal Authority: TCA §§30-1-101 – 30-1-150

Rev. 07/19