NEW OWNER:
Brent and Courtney Caudle Travers
1864 Laurel Ridge Drive
Nashville, TN 37215

SEND TAX BILLS TO:
Legacy Home Loans, LLC
dba Steadfast Mortgage, a Limited Liability Co.
408 Highway 76
White House TN 37188

MAP & PARCEL
145-10-0-005.00

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 25-114

Karen Johnson Davidson County
Batch # 1235123 **DEEDWARR**
02/06/2025 02 30 18 PM 8 pgs
Fees $43 00 Taxes $4,255 00
20250206-0009230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($1,150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Dawn Christina Downey, Co-Executor of Estate of Miriam Ezell Downey** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Courtney Travers and Brent Travers, wife and husband** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 84 as shown on the plat entitled "Section 4, Laurel Ridge" dated January 21, 1964 and of record in Book 3500, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John B. Downey and wife, Miriam W. Downey by Warranty Deed from Tyne Valley Development Company, a Partnership composed of H & S Development Co., Inc., Ervin M. Entrekin, and John Coode Beasley of record in Book 3858, page 35, Register's Office for Davidson County, Tennessee, dated January 25, 1965 and recorded on February 05, 1965.

John B. Downey died on June 25, 2006 and had remained married to Miriam Ezell Downey, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Miriam Ezell Downey as surviving tenant by the entirety.

Miriam Ezell Downey died testate on January 4, 2023. Probate for the Miriam Ezell Downey was opened and the Last Will and Testament admitted in the Probate Court for Davidson County, Tennessee, Docket No. 2023P1594. Rodney E. Downey and Dawn Christina Downey were

appointed as Co-Executors. An Order to Probate was e-filed on September 14, 2023 with powers being denominated as Rodney E. Downey or Dawn Christina Downey allowing for Dawn Christina Downey to solely execute documents on behalf of the Estate of Miriam Ezell Downey. (See Attached Exhibit A)

Miriam Ezell Downey and Miriam W. Downey are one and the same.

This is IMPROVED property also known as 1864 Laurel Ridge Dr., Nashville, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated

IN WITNESS WHEREOF, Grantor have executed or caused this instrument to be executed by its duly authorized representative, this 5th day of February, 2025.

ESTATE OF MIRIAM EZELL DOWNEY

By: Dawn Christina Downey, Co-executor

Dawn Christina Downey, Co-Executor

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Dawn Christina Downey, Co-Executor of Estate of Miriam Ezell Downey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of February, 2025.

JACQUELINE G BROWN NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-3-25

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3500, page 71, said Register's Office, which Plan shows a minimum building setback line to be established by City of Forest Hills and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 2.5 X 25-foot utility anchor easements located on the both front corners of said lot. Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8105, page 240, said Register's Office.

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The actual consideration or value, whichever is greater, for this transfer is $ 1,150,000.00

AFFIANT

Sworn to and subscribed to before me this 5th day of February, 2025

NOTARY PUBLIC

My commission expires:

MARGARET H TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

EXHIBIT A

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

IN RE:	)	
	)	
PROBATE OF THE LAST WILL AND TESTAMENT OF MIRIAM EZELL DOWNEY, DECEASED	)	**No. 23P-1594**
	)	
	)	

ORDER TO PROBATE

This matter was heard on the 14th day of September, 2023, upon the Petition of Rodney E. Downey and Dawn Christina Downey (the "Petitioners") that a paper purporting to be the Last Will and Testament of Miriam Ezell Downey, deceased (the "Decedent"), be admitted to probate, and that Letters Testamentary be issued to the Petitioners.

The Petitioners produced a paper writing purporting to be the Last Will and Testament of Miriam Ezell Downey, signed thereto as testatrix and dated December 17, 2014 and subscribed by Sherry C. Broome and Peggy W. Bond as attesting witnesses.

The Will named John B. Downey, Jr. as Executor. John B. Downey, Jr. predeceased the Decedent. Pursuant to the Will, if John B. Downey, Jr. is unable to serve for any reason, then Rodney E. Downey shall serve as the Executor. Rodney E. Downey resides in the Netherlands. For ease of administration, the devisees and legatees under the Will have consented to the appointment of Dawn Christina Downey, the daughter of John B Downey, Jr., to serve as Co-Executrix. Rodney E. Downey and Dawn Christina Downey are able and willing to serve as Co-Executors and they shall serve with such powers being denominated as Rodney E. Downey or Dawn Christina Downey, as opposed to Rodney E. Downey and Dawn Christina Downey.

The Will waives any requirement of bond, as well as any requirement to file an inventory or make any report to the Court in Article VIII.

Based on the testimony of Sherry C. Broome and Pegg W. Bond, subscribing witnesses to the Last Will and Testament, taken upon affidavit as authorized by and in accordance with Tenn. Code Ann. § 32-2-110, it appears that: each of the witnesses did subscribe her respective name as an attesting witness to the paper writing; that the paper writing was written during the lifetime of the Decedent and published, signed, and subscribed by the Decedent in the presence of the attesting witnesses; that the Decedent was then of sound mind; and, that at the Decedent's request, the attesting witnesses signed said paper writing in the Decedent's presence and in the presence of each other on the date specified in the paper writing.

It further appears that the paper writings bear the true signature of the Decedent; that the Decedent's usual place of domicile and residence at the time of her death was Davidson County, Tennessee; and that the Decedent died in Nashville, Tennessee on January 4, 2023 at the age of one hundred and four (104) years.

It is, therefore, **ORDERED, ADJUDGED, AND DECREED** as follows:

1. That said paper writing constitutes the true, whole and Last Will and Testament of Miriam Ezell Downey, deceased;

2. That the same is hereby admitted to probate as such; and

3. That the Clerk is directed to file and record the Will and to issue Letters Testamentary to Rodney E. Downey and Dawn Christina Downey, as the Co-Executors, and they shall serve being denominated as Rodney E. Downey or Dawn Christina Downey, as opposed to Rodney E. Downey and Dawn Christina Downey, upon Rodeny E. Downey appointing the Tennessee Secretary of State as agent for process, without bond and without the necessity of filing any accounting or inventory, the same having been waived by the Will, except that an estate status

report shall be filed 15 months after entry of this Order, and annually thereafter, with the Clerk of this Court.

APPROVED FOR ENTRY:

/s/ J. Thomas Martin
J. THOMAS MARTIN, Esq. (#2831)
40 Burton Hills Blvd, Ste 200
Nashville TN 37215
(615) 386-7007
tommartin@comcast net

Attorney for Petitioners

/s/ Paul A. Gontarek
Paul A. Gontarek, Esq. (#020101)
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444 / (615) 627-4448 fax
paul@mglawtn com

Attorney for Petitioners

CERTIFICATE OF SERVICE

As evidenced by my signature below, I certify that a true and exact copy of the foregoing Order to Probate has been forwarded by United States mail or emailed to the following:

Dawn Christina Downey (grand-daughter)
826 Hillview Heights
Nashville, TN 37204

Rodney E. Downey (son)
Gasselstraat 16a
5211kj Den Bosch
The Netherlands
Sent via email to roddowneycommunications@gmail.com

Richard Drayton Downey (son)
1610 Stokes Lane
Nashville, TN 37215

William Wiley Downey (son)
912 Marengo Lane
Nashville, TN 37204

this, the 8th day of September, 2023.

/s/ Paul A. Gontarek
Paul A. Gontarek, Esq. (#020101)
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444 / (615) 627-4448 fax
paulg@howardmobley.com

Attorney for Petitioners

EFILED 09/14/23 10 01 AM CASE NO 23P1594 Joseph P Day, Clerk

Case Title: DOWNEY V DOWNEY

Case Number: 23P1594

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit