Karen Johnson Davidson County
Batch # 1241958 DEEDQC
02/27/2025 01 56 08 PM 9 pgs
Fees $47 00 Taxes $0 00
20250227-0014772

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

NEW OWNER:
Kimberly Gilbert and Jason Minton, Jr.
2754 Greer Rd
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Reliant Bank
105 Continental Place, Ste 300
Brentwood, Tennessee 37027

MAP & PARCEL NUMBER
011-00-0-063.00

EXECUTOR'S DEED

This deed made on the 27th day of February 2025 by Jason Minton, Jr., Executor of the Estate of Jason M. Minton, Sr., deceased, by the power conferred by The Last Will and Testament of Jason Miller Minton (attached hereto as Exhibit A) and the Seventh Circuit Court for Davidson County, Tennessee; Probate Division in case number 24P1553, as evidenced by the Order Granting Petition to Open Testate Estate and Appoint Executor (attached hereto as Exhibit B) and the Letters Testamentary issued to Jason Minton, Jr. (attached hereto as Exhibit C) and every other power, in consideration of Zero Dollars, and other good and valuable consideration, the receipt of which is acknowledged, does transfer, convey, warrant, and quitclaim all of Jason M. Minton, Sr.'s one half (1/2) undivided interest in real property located at 2754 Greer Rd. Goodlettsville, TN 37072 to **JASON MINTON, JR.**, an unmarried individual, said real property being located in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in the 10th Civil District of Davidson County, Tennessee, on the south side of Greer Road, and being Tract No. A-6, as shown by a survey of the A. F. Greer property by Hickerson and Smith Engineering Company, dated October 20, 1964, a plat of which is of record in the County Court Clerk's Office for Davidson County, Tennessee, in the case of Dorothy B. Greer vs Floyd T. Greer, Docket Number 45899. Beginning at a point located in the center of Greer Road where the A. F. Greer property joins the W. Ray Glasgow property and running south 00 degrees 30' east 925 feet to a locust tree; thence south 85 degrees 30' west 25 feet to a point in the line between the A. F. Greer property and the John Benton property; thence north 17 degrees 00' west 815 feet to a point in the center of Greer Road thence north 58 degrees 05' east 300 feet to the point of beginning, and containing 3.0 acres, more or less.
>
> Being the same property conveyed to RONALD E. CHRISMAN, A SINGLE PERSON, by Installment Deed from NANCY E. ELDRIDGE, A WIDOW, of record in Book 6488, page 21, dated

February 4, 1985, said Register's Office. RONALD E. CHRISMAN created a tenancy by the entirety with spouse EVELYN GRACE CHRISMAN, by Quitclaim Deed of record in Book 10887, page 154, dated April 15, 1998, said Register's Office. EVELYN GRACE CHRISMAN conveyed her interest in said property to RONALD E. CHRISMAN, by Quitclaim Deed of record as Instrument No. 20010427-0042486, dated April 6, 2001, said Register's Office. RONALD E. CHRISMAN died testate on or about July 26, 2018. Pursuant to the Agreed Order To Approve Real Estate Purchase Contract dated November 19, 2019, of record in Docket No. 19P1071, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Administrator, c.t.a., WILLIAM NORMAN CHRISMAN, has been authorized to execute documents and convey said property on behalf of said estate.

Being the same property conveyed to Jason Minton, unmarried and Kimberly Gilbert, unmarried, by Warrant Deed from William Norman Chrisman, as Administrator c.t.a. of the Estate of Ronald E. Chrisman of record in instrument number 20191217-0129909, Register's Office for Davidson County, Tennessee.

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, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 27th day of February 2025.

JASON MINTON, JR., EXECUTOR

OATH

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, **JASON MINTON, JR., 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 27th day of February 2025.

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

NOTARY PUBLIC

My Commission Expires: 11-8-28

Tenn. Code Ann. § 67-4-409 (a)(1)(C)(iv) exempts this transfer from recordation tax. The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

JASON MINTON, JR.

Subscribed and sworn to before me this 27th day of February, 2025.

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

NOTARY PUBLIC

My Commission Expires: 11-8-28

Exhibit A

Last Will and Testament of Jason Miller Minton

I, Jason Miller Minton, a legal resident of Goodlettsville, Davidson County, Tennessee, being over the age twenty-one years, of sound and disposing mind and memory and not acting under duress, menace, fraud, or undue influence of any person whosoever, do make, publish and declare this instrument to be my Last Will and Testament and hereby revoke all former Wills and codicils made by me at any time.

Article 1: I declare that I am not married, that I have one living child namely Jason Miller Minton.

Article, II: I direct my Executor to pay my debts, funeral and other expenses, and that all legacy, succession, transfer, inheritance estate, and other similar taxes that may become payable at or after and by reason of my death be paid by him as an administration expense.

Article III: All the rest, residue and remainder of my estate, both real and personal, of whatever the same may consist and whatever the same may be located, which I may own or be entitled to dispose of at the time of my death, by power appointment or otherwise, including any lapsed legacies and devises, I give, devise and bequeath to my son Jason Miller Minton, Jr provide his living at the beginning of the 30th day after my death.

Article IV: I appoint my son, Jason Miller Minton, Jr. Executor without bond of this my Last Will and Testament. I give my said Executors the fullest power and authority in all matters and questions, including, but limiting the above power, complete authority to sell at public or private sale, for cash or credit with or without security, mortgage, lease, and dispose of all property, real and personal, at such times and upon such terms and conditions as they may determine, all without necessity of bond or other security and without necessity of court order.

In Witness Whereof, I have hereunto set my hand and seal to this my Last Will and Testament consisting of two typewritten pages, and to identify the first page I have signed my name at the bottom therefor this 12th day of January , 2022 at Castalian Springs, Tennessee 37031

Jason M Minton

We hereby certify that foregoing instrument consisting of two typewritten pages was this 12th day of January 2022, signed, and published in our presence of each at his request and in his presence, we have here unto subscribed our names as witnesses of the execution thereof, we and each of us believing that the said Jason Miller Minton, at the time of so signing, to be of sound and disposing mind and memory and under no constraint.

Steven M Minton 1-12-22
Witness

130 E Roberton Rd.
Address

STEVEN M MINTON 1-12-22
Printed Name

Castalian Springs TN 37031
City

Valerie Elaine Minton 1-12-22
Witness

130 E. Roberton Rd.
Addresss

Valerie Elaine Minton
Printed Name

Castalian Springs, TN 37031
City

Exhibit B

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

IN THE MATTER OF:	)	
	)	
ESTATE OF	)	**Case No. 24P-1553**
JASON M. MINTON, SR.	)	
	)	
Deceased.	)	

ORDER GRANTING PETITION TO OPEN TESTATE ESTATE AND APPOINT EXECUTOR

This matter was set to be heard on **AUGUST 14, 2024.** The Court has reviewed the Petition of JASON MILLER MINTON (JASON MILLER MINTON, JR) to open the testate estate of **JASON M. MINTON, SR.** and appoint an executor. The Court has conducted a hearing if necessary.

The Court finds that all information required by local rule and statute including Tennessee Code Annotated Section 30-1-117 is in the record, that the decedent's original will has been tendered to the Circuit Court Clerk and it appears upon the representations of counsel that all interested persons were given a copy of the Petition and notice of the hearing.

The Court concludes upon consideration of the Petition, witness testimony and arguments of counsel (if applicable) and entire record that the Petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. The estate of **JASON M. MINTON, SR.** is opened as a testate estate.
2. The Last Will and Testament of **JASON M. MINTON, SR.** dated January 12, 2022 is admitted to probate in common form (and not in solemn form).
3. **JASON MILLER MINTON** is appointed as the executor.
4. Upon the executor signing the oath of office the Circuit Court Clerk shall issue letters testamentary to the executor.
5. The Circuit Court Clerk shall cause the Notice to Creditors to be published as required by statute.
6. Bond is waived pursuant to the will.

7. The filing of an inventory and accountings are waived due to the Petitioner being the sole beneficiary.

8. The executor shall file a status report on the date that is 15 months from the date of appointment, an annually thereafter so long as the estate remains open.

9. Court costs are taxed to the estate.

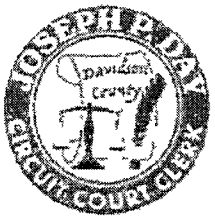
10. All other matters are reserved.

{ELECTRONIC SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED}

APPROVED FOR ENTRY:

By: */s/ Aimee D. Bobbitt*

Aimee D. Bobbitt, BPR #030932
Attorney for Petitioner
4211 Gallatin Pike
Nashville, Tennessee 37216
(615) 226-2263
aimee_law@aol.com



Case Title: MINTON V MINTON SR

Case Number: 24P1553

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Electronically signed on 08/17/2024 11:47 AM page 3 of 3

Exhibit C

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JASON MILLER MINTON** DOCKET NO: **24P1553**

*It appearing to the Court that **JASON M MINTON SR** 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 **JASON MILLER MINTON**, 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 **August 19th, 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 **JASON MILLER MINTON** as **Executor** of the estate of **JASON M MINTON SR**, deceased, and I do further certify that **JASON MILLER MINTON** is still acting **Executor** of the estate of **JASON M MINTON SR** 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 19th day of Aug, 2024.

JOSEPH P. DAY, Clerk

_____ D C