This Instrument Prepared By:

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

RECORDER'S STAMP

Karen Johnson Davidson County
Batch # 1262217 DEEDWARR
04/21/2025 09 16 59 AM 14 pgs
Fees $72 00 Taxes $0 00
20250421-0029811

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Katherine Campbell Harper	Katherine Campbell Harper	Map: 76-5
101 Ashley Cove	101 Ashley Cove	Parcel: 156 4D 93623
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076	

Darrell Marshall Parris died on the 2nd day of April 2024, leaving a Last Will and Testament dated November 15, 2023. The Last Will and Testament was admitted to probate on June 27, 2024, in the Probate Court, Davidson County, Tennessee, Docket No. 2024P1200. Pursuant to the Last Will and Testament, the Decedent bequeathed the real property located in Davidson County, Tennessee to Katherine Campbell Harper and, therefore, said real property is to be bequeathed to her. Said *Order* further appointed Katherine Campbell Harper as Executrix of the Estate of Darrell Marshall Parris. A copy of said *Order* is attached hereto as *Exhibit A*. A copy of the Letters Testamentary issued to Katherine Campbell Harper is attached hereto as *Exhibit B*. A copy of the Last Will and Testament is attached hereto as *Exhibit C*. All known debts of Darrell Marshall Parris have been paid or adjudicated. A copy of the TennCare Release is attached hereto as *Exhibit D*. The Executrix, by signing this Deed, releases any right the Executrix 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 Darrell Marshall Parris is more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Ashley Place, of record in Plat Book 7900, page 123, as amended by Certification of Correction, of record in Book 8307, page 239, Register's Office for said county, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Darrell M. Parris by Quitclaim Deed from Shelly S. Parris, dated July 5, 1994, and of record in Deed Book 9402, Page 685-686, in the Register's Office of Davidson County, Tennessee.

This property is improved property known as 101 Ashley Cove, Hermitage, Davidson County, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Katherine Campbell Harper, her successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as the Executrix only, do covenant with the said grantee, that I, as the Executrix, 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 Executrix, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantee, her 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.

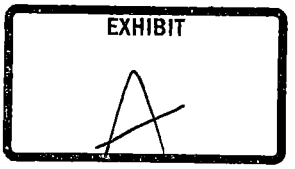
Katherine Campbell Harper
KATHERINE CAMPBELL HARPER, Executrix

WITNESS my hand, this 24th day of March, 2025.

Karen J. Green
NOTARY PUBLIC

My Commission Expires: 06/28/2026





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

IN RE: Estate of DARRELL MARSHALL PARIS

KATHERINE CAMPBELL HARPER,
Petitioner

FILE NO. _____

ORDER GRANTING PETITION TO OPEN TESTATE ESTATE AND APPOINT EXECUTRIX

This matter was set to be heard on _____, **2024.** The Court has reviewed the Petition of **Katherine Campbell Harper** to open the testate estate of **Darrell Marshall Paris,** and appoint an Executrix. 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 **Darrell Marshall Paris,** is opened as a testate estate.

2. The Last Will and Testament of Darrell Marshall Paris, dated November 15, 2023 is admitted to probate in common form (and not in solemn form).

3. **Katherine Campbell Harper** is appointed as the Executrix.

4. Upon the Executrix signing the oath of office and posting bond (if required), the Circuit Court Clerk shall issue letters testamentary to the executrix.

5. The Circuit Court Clerk shall cause the Notice to Creditors to be published as required by statute.

6. Bond, Inventory, and Accounting are all waived pursuant to Article VIII, of Decedent's Last Will and Testament.

7. The Executrix 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.

8. Court costs are taxed to the estate.

9. All other matters are reserved.

{ELECTRONIC SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED}

APPROVED FOR ENTRY:

KANE & CROWELL, PLLC

/s/Kayla M Costley
KAYLA M. COSTLEY, BPR #37775
Attorney for Executrix
133 South College Street
Lebanon, Tennessee 37087
(615) 784-4800
kcostley@kane-law.com

CERTIFICATE OF SERVICE

I certify that a true and exact copy of the foregoing **Proposed Order** has been served upon:

Lori Copeland Keeton
316 Burning Tree Drive
Hermitage, Tennessee 37076

/s/Kayla M. Costley
KAYLA M. COSTLEY

June 10, 2024
DATE

Case Title: HARPER V PARIS

Case Number: 24P1200

Type: APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek, Probate Special Master

EXHIBIT
B

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **KATHERINE HARPER** DOCKET NO **24P1200**

It appearing to the Court that ***DARRELL MARSHALL PARIS*** *has died leaving a written Will in which you are appointed* ***Executrix*** *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 ***KATHERINE HARPER****, 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 12th, 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 **KATHERINE HARPER** as **Executrix** of the estate of **DARRELL MARSHALL PARIS**, deceased, and I do further certify that **KATHERINE HARPER** is still acting **Executrix** of the estate of **DARRELL MARSHALL PARIS** 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.

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EXHIBIT C

Last Will and Testament

OF

Darrell Marshall Parris

I, Darrell Marshall Parris, of Davidson County, Tennessee, being of legal age and of sound and disposing mind and memory, and not acting under duress, menace, fraud, or undue influence of any person, do make, declare and publish this to be my Will and hereby revoke any Will or Codicil I may have made

ARTICLE I
Marriage

I am unmarried and the name of my child is Lori Copeland Keeton

I specifically and intentionally leave nothing under this Will to Lori Copeland Keeton daughter of Mary Ann Copeland.

ARTICLE II
Debts and Expenses

I direct my Personal Representative to pay all costs and expenses of my last illness and funeral expenses I further direct my Personal Representative to pay all of my just debts that may be probated, registered and allowed against my estate However, this provision shall not extend the statute of limitations for the payment of debts, or enlarge upon my legal obligation or any statutory duty of my Personal Representative to pay debts

ARTICLE III
Homestead or Primary Residence

I will, devise and bequeath all my interest in my homestead or primary residence, if I own a homestead or primary residence on the date of my death that passes through this Will to, Katherine Campbell Harper, if she survives me If she does not survive me, then my homestead or primary residence shall pass under the residuary clause of this Will

ARTICLE IV
All Remaining Property – Residuary Clause

I will, devise, bequeath and give all the rest and remainder of my property and estate of every kind and character, including, but not limited to, real and personal property in which I may have an interest at the date of my death and which is not otherwise effectively disposed of, to, Katherine Campbell Harper

ARTICLE V
Contingent - Specific Bequests of Real and/or Personal Property

I will, give and bequeath unto the persons named below, if he or she survives me, the Property described below

In the event I name a person in this Article and said person predeceases me, the bequest to such person shall lapse and the property shall pass under the other provisions of this Will In the event that I do not possess or own any property listed above on the date of my death, the bequest of that property shall lapse.

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

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ARTICLE VI
Contingent – All Remaining Property – Residuary Clause

In the event that, Katherine Campbell Harper, shall predecease me, I will, devise, bequeath and give all the rest and remainder of my property and estate of every kind and character, including, but not limited to, real and personal property in which I may have an interest at the date of my death and which is not otherwise effectively disposed of ("Residuary Estate"), to be equally divided and distributed to Cindy Maria Wright and Denise Tampke. If one of the above-named beneficiaries predeceases me leaving no descendants, then their respective share shall be allocated to the remaining beneficiary.

ARTICLE VII
Appointment of Personal Representative, Executor or Executrix

I hereby appoint, Katherine Campbell Harper, as Personal Representative of my estate and this Will In the event my Personal Representative shall predecease me, or, for any reason, shall fail to qualify or cease to act as my Personal Representative, then I hereby appoint Tammie Woodward, to serve as successor Personal Representatives of my estate and Will

The term "Personal Representative", as used in this Will, shall be deemed to mean and include "Personal Representative", "Executor", and "Executrix"

ARTICLE VIII
Waiver of Bond, Inventory, Accounting, Reporting and Approval

My Personal Representative and successor Personal Representatives shall serve without any bond, and I hereby waive the necessity of preparing or filing any inventory, accounting, appraisal, reporting, approvals or final appraisement of my estate

ARTICLE IX
Powers of Personal Representative, Executor and Executrix

I direct that my Personal Representative shall have broad discretion in the administration of my Estate, without the necessity of Court approval I grant unto my Personal Representative, all powers that are allowed to be exercised by Personal Representatives by the laws of the State of Tennessee and to the extent not prohibited by the laws of Tennessee, the following additional powers

1 To exercise all of the powers, rights and discretions granted by virtue of any "Uniform Trustees' Powers Law,' and/or ' Probate Code' adopted by the State of Tennessee

2 To compromise claims and to abandon property which, in my Executor's opinion is of little or no value

3 To purchase or otherwise acquire and to retain any and all stocks, bonds notes or other securities, or shares or interests in investment trusts and common trust funds, or in any other property, real, personal or mixed, as my Personal Representative may deem advisable, whether or not such investments or property be of the character permissible by fiduciaries, without being liable to any person for such retention or investment

4 To settle, adjust dissolve windup or continue any partnership or other entity in which I may own a partnership or equity interest at the time of my death, subject, however, to the terms of any partnership or other agreement to which I am a party at the time of my death I authorize my Personal Representative to continue in any partnership or other entity for such periods and upon such terms as they shall determine My Personal Representative shall not be disqualified by reason of being a partner, equity owner or title holder in such firm from participating on behalf of my estate in any dealings herein authorized to be carried on between my Personal Representative and the partners or equity owners of any such partnership or other entity

5 To lease, sell, or offer on a lease purchase, any real or personal property for such time and upon such terms and conditions in such manner as may be deemed advisable, all without court approval.

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6 To sell, exchange, assign, transfer and convey any property, real or personal, held in my estate, or in any trust, at public or private sale, at such time and price and upon such terms and conditions (including credit) as my Personal Representative may deem advisable and for the best interest of my estate, or any trust I hereby waive any requirement of issuing summons, giving notice of any hearing, conducting or holding any such hearing, filing bond or other security, or in any way obtaining court authority or approval for any such sale, exchange, assignment, transfer or conveyance of any real or personal property

7 To pay all necessary expenses of administering the estate and any trust including taxes, trustees' fees, fees for the services of accountants, agents and attorneys, and to reimburse said parties for expenses incurred on behalf of the estate or any trust hereunder

8 Unless otherwise specifically provided, to make distributions (including the satisfaction of any pecuniary bequest) in cash or in specific property, real or personal, or in any undivided interest therein, or partly in cash and partly in other property, and to do so with or without regard to the income tax basis of specific property allocated to any beneficiary and without making pro rata distributions of specific assets.

9 To determine what is principal and what is income with respect to all receipts and disbursements; to establish and maintain reserves for depreciation, depletion, obsolescence, taxes, insurance premiums, and any other purpose deemed necessary and proper by them and to partite and to distribute property of the estate or trust in kind or in undivided interests, and to determine the value of such property

10 To participate in any plan of reorganization, consolidation, dissolution, redemption, or similar proceedings involving assets comprising my estate or any trust created hereunder, and to deposit or withdraw securities under any such proceedings

11 To perform such acts, to participate in such proceedings and to exercise such other rights and privileges in respect to any property, as if he or she were the absolute owner thereof, and in connection therewith to enter into and execute any and all agreements binding my estate and any trust created hereunder.

12 To compromise, settle or adjust any claim or demand by or against my estate, or any trust, to litigate any such claims, including, without limitation any claims relating to estate or income taxes, or agree to rescind or modify any contract or agreement

13 To borrow money from such source or sources and upon such terms and conditions as my Personal Representative shall determine, and to give such security therefore as my Personal Representative may determine

All authorities and powers hereinabove granted unto my Personal Representative shall be exercised from time to time in her or his sole and absolute discretion and without prior authority or approval of any Court, and I intend that such powers be construed in the broadest possible extent

ARTICLE X
Digital Assets

Subject to the Revised Uniform Fiduciary Access to Digital Assets Act, as adopted and codified in T C A § 35-8-101 et seq this Last Will and Testament expressly grants my Personal Representative authority to bequeath, destroy, or provide access to any and all my digital assets – not otherwise limited by law or online tool – which I held a right or interest in that the custodian is permitted to disclose. Furthermore I expressly consent and grant my Personal Representative the authority to access and disclose the content of electronic communications as well as the catalogue of electronic communications as needed to the extent permitted for disclosure by the custodian under the Electronic Communications Privacy Act (18 U S C § 27029b)) For purposes of this section, "digital assets", ' online tool " ' content of an electronic communication," "catalogue of electronic communications, ' custodian," and ' electronic communication' have the same meaning as defined in the Revised Uniform Fiduciary Access to Digital Assets Act

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ARTICLE XI
Construction Intentions

It is my intent that this Will be interpreted according to the following provisions.

1 The masculine gender shall be deemed to include the feminine as well as the neuter, and vice versa, as to each of them, the singular shall be deemed to include the plural, and vice versa

2 The term "testator' as used herein is deemed to include me as Testator or Testatrix

3 If any part of this Will shall be declared invalid, illegal, or inoperative for any reason, it is my expressed intent that the remaining parts shall be effective and fully operative and it is my intent that any Court so interpreting the same, construct this Will and any provision in favor of survival

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ARTICLE XII
Miscellaneous Provisions

A.

I direct that this Will and the construction thereof shall be governed by the Laws of the State of Tennessee

B.

If any person named herein is indebted to me at the time of my death and such indebtedness be evidenced by a valid Promissory Note payable to me, then such person's portion of my estate shall be diminished by the amount of such debt.

C.

Any and all debts of my estate shall first be paid from my residuary estate Any debts on any real property left herein shall be assumed by the person to receive such real property and not paid by my Personal Representative

D.

I direct that my remains be buried at the family cemetery

I, Darrell Marshall Parris, having signed this Will in the presence of Tonya Bohannon and Rachel Davis who attested it at my request on this the 15th day of November, 2023 at 105 Industrial Drive, Suite 7, Mt Juliet, TN 37122, declare this to be my Last Will and Testament

Darrell Marshall Parris
Testator

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WITNESS AFFIDAVIT

The above and foregoing Will of Darrell Marshall Parris was declared by Darrell Marshall Parris in our view and presence to be his Will and was signed and subscribed by the said Darrell Marshall Parris in our view and presence and at his request and in the view and presence of Darrell Marshall Parris, and in the view and presence of each other, we, the undersigned, witnessed and attested the due execution of the Will of Darrell Marshall Parris on this the 15th day of November, 2023

Witness Signature

Print Name Tonya Bohannon

Address: 105 Industrial Drive

Suite 7

City, State, Zip Mt Juliet, TN 37122

Phone 615 288 2676

Witness Signature

Print Name Rachel Davis

Address 105 Industrial Drive

Suite 7

City, State, Zip: Mt Juliet, TN 37122

Phone 615.288 2676

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STATE OF TENNESSEE
COUNTY OF WILSON

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, Tonya Bohannon and Rachel Davis, who, being by me first duly sworn, makes oath to the following

1. The undersigned were subscribing witnesses to that certain instrument of writing dated November 15th, 2023, which is the true and original Last Will and Testament of Darrell Marshall Parris (the "Maker")

2 That the Maker signed, published and declared said instrument as his Last Will and Testament of the 15th day of November 2023, the date of said instrument, in the presence of us as two (2) subscribing witnesses

3 The Maker was then and there of sound and disposing mind, memory and understanding and was over eighteen (18) years of age

4 The undersigned as competent adults, subscribed and attested said instrument as a witness to the signature, publication and declaration thereof by the Maker, at the special instance and request of the Maker, in her presence and in the presence of each of us as witnesses

Witness
Tonya Bohannon
Print Name

Witness
Rachel Davis
Print Name

SWORN TO AND SUBSCRIBED before me, this the 15th day of November, 2023

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES

09/23/2025

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 1, 2024

Kathy Harper
133 S. College St.
Lebanon, TN 37087

RE: Parris, Darrell Marshall Date of Death: 4/2/2024 SSN: xxx-xx-5091
Our File Number: 131888

Kathy Harper:

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 annuities, 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 or annuity, 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 or annuity when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit