Karen Johnson Davidson County
Batch # 1265025 DEEDQC
04/25/2025 11:35:42 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20250425-0031969

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

AFFIANT

Subscribed and sworn to before me, this 6 day of April 2025.

NOTARY PUBLIC
My Commission Expires: 09/08/2025

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXECUTORS' DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darin Anderson, et. al. 1015 Kelsey Glen Dr Mt Juliet, TN 37122	New Owner	01200014300

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARIN ANDERSON AND ANDREA ANDERSON, AS CO-EXECUTORS OF THE ESTATE OF PINK FREDRICK ANDERSON,** *deceased,* ("Grantors") do hereby quitclaim, transfer and convey unto **DARIN ANDERSON AND ANDREA ANDERSON** ("Grantees"), their successors and assigns, all of Grantor's right, title and interest in certain improved real property 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, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated August 14, 1986, as follows:

BEGINNING at a point in the southerly margin of Lickton Pike, the most northwest corner of this tract, and being located along the margin of said Pike, N. 55 deg. 49 min. 22 sec. E 424.39 feet from an existing iron pin by a fence post, corner to William Parrish Property of record in Deed Book 5588, page 582, Register's Office for Davidson County, Tennessee; thence, from said beginning point and with the margin of said Pike, N 55 deg. 49 min. 22 sec. E 69.79 feet to a point in the margin of said Pike; thence, continuing with said pike

with a curve to the right having a central angle of 18 deg. 30 min. 11 sec., a radius of 2,473.36 feet, and an arc length of 632.04 feet to an existing iron pin in the margin of said Pike; thence, leaving said Pike, S 17 deg. 48 min. 28 sec. E. 325.00 feet to a point; thence, S 61 deg. 53 min. 22 sec. W. 607.09 feet to a point; thence, N 34 deg. 07 min. 24 sec. W. passing an iron pin in a fence at 325.00 feet, and all a total of 327.99 feet to the beginning, containing 5.104 acres, more or less.

Being the same property conveyed to Pink Fred Anderson by Deed from Sharon Rose Bates, of record in Book 9663, Page 899, Register's Office for Davidson County, Tennessee.

The said Pink Fredrick Anderson (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on January 31, 2025. Decedent's Last Will and Testament dated March 19, 1981 (the "Will"), was admitted to probate on March 7, 2025, under Docket Number 25P399, in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1**. By entry of the same Order, Darin Anderson and Andrea Anderson were appointed as the Co-Personal Representatives of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**. Pursuant to Decedent's Last Will and Testament, attached hereto as **Exhibit 3**, Decedent devised his residuary estate to Darin Jason Anderson and Andrea Darlene Anderson.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is **improved** property known as: **6441 LICKTON PIKE, GOODLETTSVILLE, TENNESSEE 37072**

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor, Darin Anderson, *Co-Executor*, has executed this instrument on this the 6 day of April 2025.

ESTATE OF PINK FREDRICK ANDERSON

Darin Anderson, *Co-Executor*

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darin Anderson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Co-Executor of the Estate of Pink Fredrick Anderson and in his capacity as such Co-Executor, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of April 2025.

William Austin Taylor Brigman

Notary Public

My Commission Expires: 09/08/2025

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor, Andrea Anderson, *Co-Executor*, has executed this instrument on this the 6 day of April 2025.

ESTATE OF PINK FREDRICK ANDERSON

Andrea Anderson, *Co-Executor*

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrea Anderson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Co-Executor of the Estate of Pink Fredrick Anderson and in her capacity as such Co-Executor, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of April 2025.

William A T Brigman
Notary Public
My Commission Expires: 09/08/2025

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

IN RE: ESTATE OF PINK FREDRICK ANDERSON, Decedent.) **No. 25P399**

EXHIBIT 1

ORDER GRANTING PETITION TO OPEN TESTATE ESTATE AND APPOINT EXECUTOR (WITHOUT A HEARING)

In accordance with Tennessee Code Annotated Section 30-1-117, Darin Anderson and Andrea Anderson ("Co-Petitioners") have filed a petition to open the testate estate of Pink Fredrick Anderson and appoint co-executors. All information required by applicable statute and local rule is in the record. The decedent's original last will and testament is in the possession of the Circuit Court Clerk. Petitioners' attorney has filed a request that the Court review the petition and enter an order without a hearing. The Court concludes upon consideration of the entire record, and without a hearing, that the petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. The estate of Pink Fredrick Anderson is opened as a testate estate.

2. The decedent's last will and testament, dated March 19, 1981, is admitted to probate in common form (and not in solemn form).

3. Darin Anderson and Andrea Anderson are appointed as the co-executors.

4. Upon the executors signing the oaths of office, the Circuit Court Clerk shall issue letters testamentary to the co-executors.

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 requests of the Petitioners, as the sole beneficiaries.

7. Inventory is waived pursuant to the requests of the Petitioners, as the sole beneficiaries.

8. Annual accountings are waived pursuant to the requests of the Petitioners, as the sole beneficiaries.

9. The co-executors shall file a status report on the date that is 15 months from the date of appointment, and annually thereafter so long as the estate remains open.

10. Court costs are taxed to the estate.

11. All other matters are reserved.

{ELECTRONIC SIGNATURE OF JUDGE OR SPECIAL MASTER IS ATTACHED}

APPROVED FOR ENTRY:
Submitted electronically and subject to court revisions.

/s/ Kate Nyquist

Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, TN 37212
(615) 800-7096 Office
knyquist@mhpslaw.com

Attorneys for the Estate

CERTIFICATE OF SERVICE

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

Darin Anderson
1015 Kelsey Glen Dr
Mt Juliet, TN 37122

Andrea Anderson
2101 Memorial Dr
Clarksville, TN 37043

Robbie Anderson
6441 Lickton Pike
Goodlettsville, TN 37072

This 5th day of March 2025.

/s/ Kate Nyquist
Kate Nyquist

Case Title: ANDERSON V ANDERSON

Case Number: 25P399

Type: APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek, Probate Special Master

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

EXHIBIT 2

LETTERS TESTAMENTARY

TO: DARIN ANDERSON and ANDREA ANDERSON DOCKET NO: 25P399

*It appearing to the Court that **PINK FREDRICK ANDERSON** has died leaving a written Will in which you are appointed **Co-Executors** 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 **DARIN ANDERSON and ANDREA ANDERSON**, 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 **March 7th, 2025**.*

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 **DARIN ANDERSON and ANDREA ANDERSON** as **Co-Executors** of the estate of **PINK FREDRICK ANDERSON**, deceased, and I do further certify that **DARIN ANDERSON and ANDREA ANDERSON** are still acting **Co-Executors** of the estate of **PINK FREDRICK ANDERSON** 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 7th day of March, 2025.

JOSEPH P. DAY, Clerk

D.C.

EFILED 03/07/25 12:33 PM CASE NO. 25P399 Joseph P. Day, Clerk

FILED
MAR - 7 2025
JOSEPH P. DAY, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT

OF

PINK FREDRICK ANDERSON

EXHIBIT 3

I, PINK FREDRICK ANDERSON, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, declare this to be my last will and testament, revoking any and all wills and codicils previously made by me.

ITEM I

I direct that all of my just debts, including my funeral expenses, be paid by my executor as soon after my death as is practicable.

ITEM II

I give, devise and bequeath all the balance and residue of my estate, real, personal and mixed to my two children, Darin Jason Anderson, and Andrea Darlene Anderson, share and share alike, if they shall survive me.

ITEM III

In the event that my children shall survive me and they have not yet attained the age of 21, then and in that event I give, devise and bequeath all my property, real, personal and mixed to my sister Glenda Darlene Anderson as Trustee for my children, Darin Jason Anderson and Andrea Darlene Anderson, and I direct that she take into her possession the entire corpus of my estate and will provide for my children

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for all of their necessities which include, but are not limited to, food, clothing, shelter, education, medical expenses and any unforeseen expenses which, in the judgment of the trustee is in the best interest and welfare of said children. She is hereby given the authority to encroach upon the corpus or any interest thereof for this purpose, and it will not be necessary for her to be required to account to the Court or anyone else as to how she performs in this position as Trustee.

She will use her very best judgment, and particularly the prudent man's rule in any expenditure of any funds coming into her hands for my children.

When the oldest child attains the age of 21 years he will be given one-half (1/2) of any funds then remaining in trust. When the youngest child attains the age of 21 years she will be given the balance of any funds in the hands of the Trustee, and this Trust will be closed.

ITEM IV

In the event that my children and I are killed in a common disaster, or that it is impossible to determine which of us died first, then and in that event, I give, devise and bequeath all my property, real, personal and mixed to my parents, G. H. Anderson and Annie Anderson, and my sister, Glenda Darlene Anderson, share and share alike.

ITEM V

I hereby name and appoint Glenda Darlene Anderson Executrix of this my will and direct that she serve without bond.

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IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of March, 1981, to this will consisting of three typewritten pages, each of which bears my signature.

Pink Fredrick Anderson
3/

PINK FREDRICK ANDERSON, signed the foregoing instrument in our presence, publishing and declaring it to be his last will, and as witnesses whereof, we do now at his request, in his presence and in the presence of each other, hereto subscribe our names on the date above mentioned, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

Jennifer Hartman Residing at Nashville, Tenn.

Susan N. Costello Residing at Nashville, TN

PAGE THREE OF MY WILL Pink Fredrick Anderson

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A F F I D A V I T

We, the undersigned, being the attesting witnesses to the foregoing will of PINK FREDRICK ANDERSON, and being first duly sworn, make oath that he signed the foregoing will consisting of three (3) pages, this page not included, on the 19th day of March, 1981, in our joint sight and presence and declared the same to be his last will and testament; and that we in his sight and presence, and in the sight and presence of each other, at his request, signed our names thereto as attesting witnesses; that we believed the said Pink Fredrick Anderson to be, at that time, of sound mind and disposing memory; and that this affidavit is being made at the request of the said testator.

Witness our signatures on this 19th day of March, 1981.

Jennifer Hartman — Witness — Nashville, Tenn. — Address

Susan N. Costello — Witness — Nashville, TN — Address

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SWORN TO and subscribed before me, this 19th day of March, 1981.

Rosalee M. Reed
Notary Public

My commission expires:

7-17-83