Karen Johnson
Batch # 1269880
05/07/2025 11 44 24 AM
Fees $42 00 Taxes $0 00
Davidson County
DEEDQC
8 pgs
20250507-0035728

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 8 day of April 2025 Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Parcel ID:
Mamie Garner 1735 14th Avenue N. Nashville, TN 37208	New Owner	08111034900

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, **MARVIN DWAYNE WOODS, EXECUTOR OF THE ESTATE OF MELVIN RILEY BOOKER**, *deceased*, ("Grantor") does hereby quitclaim, transfer and convey unto **MAMIE GARNER** ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in certain real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING the south 41 ½ feet of lot 287 McGavock and Witmores Addition fronting 41 ½ feet on West side of Alberta Avenue (Now 14th Avenue North) and running back West between parallel lines one hundred and seventy feet to an alley being the South 41 ½ feet of the 83 feet conveyed to Emily M. Settle by deed recorded in Book 208, Page 368, Register's Office for Davidson County, Tennessee. See Plan in Book 21, Page 41, of said Register's Office, and being part of the same property conveyed to Emily M. Settle by the aforesaid deed to which reference is herewith made.

BEING the same property devised to Melvin Riley Booker upon the death of Ida Bettie Booker on November 13, 2013, by and through

her Last Will and Testament admitted to probate for munıment of title as evıdenced by the Order to Probate entered on December 18, 2013, as of record at Instrument No. 20131226-0130003, Regıster's Office for Davıdson County, Tennessee.

This is **improved** property known as: **1735 14th Avenue North, Nashville, TN 37208**

The said Melvin Riley Booker (hereınafter lısted as "Decedent") having since died testate as a resident of Davıdson County, Tennessee on December 8, 2022. Decedent's Last Will and Testament dated August 2, 2011 (the "Will"), was admitted to probate on May 11, 2023, under Docket Number 23P738 in the Seventh Circuit Court of the Twentieth Judicial Dıstrıct of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1**. By entry of the same Order, Marvin Dwayne Woods was appointed as the Executor of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15 day of March 2024.
25

ESTATE OF MELVIN RILEY BOOKER

Marvin Dwayne Woods
MARVIN DWAYNE WOODS, *Executor*

STATE OF Michigan)
COUNTY OF Wayne)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marvin Dwayne Woods**, with whom I am personally acquaınted or proved to me on the basis of satısfactory evıdence, and who acknowledged hımself as **Executor** of the **Estate of Melvin Riley Booker** and ın his capacity as such **Executor**, acknowledged that the execution of the wıthın ınstrument was for the purposes therein contained.

Witness my hand and official seal at office, thıs 15 day of March 2024.
25

Tonya Marie Sanders-Gray
Notary Public
My Commission Expires: 01, 16, 2029

TONYA MARIE SANDERS-GRAY
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jan 16, 2029
Acting in the County of Wayne

Exhibit 1

COPY

EFILED 05/11/23 10 11 AM CASE NO 23P738 Joseph P Day, Clerk

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

IN RE:	)	
	)	
ESTATE OF	)	
MELVIN RILEY BOOKER,	)	**DOCKET NO. 23P-738**
	)	

ORDER TO PROBATE
THE WILL OF MELVIN RILEY BOOKER

This cause came on to be heard on this the 11th day of May2023, before the Court, upon the Petition for Probate of the Will of Melvin Riley Booker, the document purporting to be the Last Will and Testament of Will of Melvin Riley Booker deceased, bearing the date of August 2, 2011.

It appearing to the Court that said document was executed in the lifetime of the said Melvin Riley Booker, and it is accordingly so adjudged. It appearing to the Court that the said Melvin Riley Booker was at the time of sound mind and disposing memory and was 79 years of age, and that the said Melvin Riley Booker died on the 8th day of December 2022, a resident of Davidson County, Tennessee.

IT IS, THEREFORE, ORDERED, ADJUDGED, and DECREED by the Court that said instrument is the true, whole, and Last Will and Testament of Melvin Riley Booker and the same is hereby admitted to Probate as such, and the Clerk of this Court is hereby directed to file and record the same.

COPY

EFILED 05/11/23 10 11 AM CASE NO 23P738 Joseph P Day, Clerk

IT IS, FURTHER, ORDERED, ADJUDGED AND DECREED by the Court that Marvin Dwayne Woods shall serve as the Executor of the Estate of Melvin Riley Booker, and that bond shall be waived, as well as inventory and final accounting.

ENTER, this 11th day of May 2023.

Signed Electronically by
JUDGE, ANDRA HEDRICK

APPROVED FOR ENTRY:

/s/ Ronald K. Nevin
RONALD K. NEVIN, B.P.R. No. 3463
Attorney for the Estate
315 Deaderick Street, Suite 1550
Nashville, TN 37238
615/244-7708

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing document has been mailed via United States Mail, postage paid to the following parties:

James B. Johnson, Esq.
Attorney for Jeanette Winston
1300 Division Street, Suite 300
Nashville, TN 37203

Tomorraw Dee-Von Peebles
1419 County Hospital Rd.
Nashville, TN 37218

Verna Kay Booker Cross
1715 14th Avenue North
Nashville, TN 37208

Mamie Garner
2513 Buchanan Street
Nashville, TN 37208

/s/ Ronald K. Nevin
RONALD K. NEVIN

DATE: May 11, 2023

COPY

EFILED 05/11/23 10 11 AM CASE NO 23P738 Joseph P Day, Clerk

Case Title: WOODS V BOOKER

Case Number: 23P738

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Exhibit 2

COPY

EFILED 05/11/23 02 55 PM CASE NO 23P738 Joseph P Day, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO **MARVIN DWAYNE WOODS** DOCKET NO **23P738**

*It appearing to the Court that **MELVIN RILEY BOOKER** 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 **MARVIN DWAYNE WOODS**, 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 **May 11th, 2023***

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 **MARVIN DWAYNE WOODS** as **Executor** of the estate of **MELVIN RILEY BOOKER**, deceased, and I do further certify that **MARVIN DWAYNE WOODS** is still acting **Executor** of the estate of **MELVIN RILEY BOOKER** 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.