THIS INSTRUMENT WAS PREPARED BY
KELLY & SMITH
121 Public Square
Gallatin, TN 37066

ADDRESS OF NEW OWNER
AND SEND TAX BILLS TO
SANDRA J OLDHAM
111 Ryan Dr
Hendersonville, Tn 37075
Map and Parcel 025 08 0 03000

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

**The actual consideration for this transfer is $** 0

Sandra J Oldham
**AFFIANT**

**Subscribed and sworn to before me on this the** 16th **day**
May, 2025

Gwynn K. Smith
**NOTARY PUBLIC**

**My commission expires:** 7-22-2025

GWYNN K SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-22-2025

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10 00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **TAMMY J. FROST** have this day bargained and sold and by these presents do hereby quitclaim and convey all my interest to **SANDRA J. OLDHAM,** her heirs and assigns, the following described lot or parcel of land, situated in Davidson County, Tennessee, described as follows.

BEING Lot No. 40, on the plan of Section I, Ranchwood Estates of which is of record in Book 2900, page 125, Register's Office for said County

Said Lot No 40 fronts 152.52 feet on the west side of Shevel Drive , and extends back 268 9 feet on the north line and 249.83 feet on the south line, to a dead line in the rear, which is a broken line on which it measures 178 feet.

BEING the same property conveyed to William G Jacob, Jr and wife, Jo Ann Jacob by deed from Murphree Mortgage Company of record in Book 3606, page 31, Register's Office for Davidson County, Tennessee. The said Jo Ann Jacob died December 31, 2008, leaving William G Jacob, Jr as sole owner The said William G Jacob, Jr. died testate on March 31, 2025 and in accordance with his Last Will and Testament, he devised said real property to his children Tammy J Frost and Sandra J Oldham

WITNESS my hand this the 16th day of May, 2025

Tammy J. Frost
TAMMY J FROST

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TAMMY J FROST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal on this the 16th day of May, 2025

Gwynn K. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-22-2025

GWYNN K SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-22-2025

Karen Johnson Davidson County
Batch # 1274463 DEEDQC
05/19/2025 10 55 57 AM 5 pgs
Fees $27 00 Taxes $0 00

20250519-0039167

LAST WILL AND TESTAMENT

OF

WILLIAM GILBERT JACOB, JR.

I, William Gilbert Jacob, Jr. of Goodlettsville, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make and publish this my Last Will and Testament, hereby revoking all Will and Codicils by me heretofore made, with the intention of disposing of my entire estate in the manner following:

I.

I desire and direct that all of my just debts, including funeral expenses, and the expenses of administration and inheritance taxes, including any assessment of such taxes against the proceeds of any insurance on my life, shall be paid by my Executrix out of the funds coming into her hands as such Executrix.

II.

I herby give and bequeath the following property:

(1) To Tammy J. Frost, all mutual funds that I now own or may own in the future, not otherwise assigned in Roth IRA Accounts.

(2) To Sandra J. Oldham, all individual common stocks that I now own or may own in the future, not otherwise assigned in Roth IRA Accounts.

(3) To Tammy J. Frost all Proof sets, Mint sets, and other collectable Coins and Currency wherever they may be.

(4) To Sandra J. Oldham, the contents of the basement and garage at 306 Shevel Drive, Goodlettsville, TN, including lawn tractor, tools, juke box, pool table and all bar items with the exception of items listed above in item number three.

(5) To Sandra J Oldham, all vehicles that I now own or may own in the future.

(6) To Tammy J. Frost the 1942 walnut Davis Cabinet Co. bedroom suite.

 WJ

(7) To Tammy J. Frost and Sandra J. Oldham, equally, the proceeds of any U.S. Savings Bonds that are not previously registered with POD ownership.

I hereby give, devise and bequeath all of my remaining property (with the exception of the above delegated items), of which I may die possessed, real, personal, and mixed, wherever it may be, equally to my daughters, Tammy J. Frost and Sandra J. Oldham, per stirpes. In the event that they cannot mutually agree of the disposition of any item, it is to be sold and the proceeds equally divided between them.

DEFINITION

Distribution per stirpes: Where distribution is to be made to a person per stirpes, in the event a beneficiary is deceased, the person's children, whether or not living at the time of the distribution, shall be treated as the original beneficiary, and a further subdivision shall be made at each succeeding generation.

III.

I hereby nominate and appoint my daughters, Tammy J. Frost and Sandra J. Oldham as co-Executrix of this my Last Will and Testament to serve without bond and without inventory of my possessions. In the event that Tammy J. Frost or Sandra J. Oldham, either predeceases me or dies at the same time as myself; or becomes unable or unwilling to serve as co-Executrix, I nominate and appoint their respective spouses, Robin J. Frost and Gary W. Oldham to serve without bond, as co-Executor in behalf of their respective spouse.

IV.

I authorize my Executrix (including any successor Executors) in the exercise of reasonable discretion, with respect to all property at any time forming part of my estate, to exercise all or any of the powers set forth in T.C.A. 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein. These powers (as set out in said statute on the date of execution of this Will) are granted, notwithstanding that said statute be amended hereafter or repealed at the time of my death.

I further hereby expressly authorize and empower the Executrixes or successor Executor herein named, with respect to my estate, to sell or convey any of my real or personal property, at public or private sale, for cash or on credit and on such terms as may be deemed advisable, to compromise and/or forgive debts and claims, and generally to do any acts and execute any documents on behalf of my estate to the same extent and manner as I might do in my lifetime without the necessity of a Court order.

In witness whereof, I have set my hand to this my Last Will and Testament on this the 6 day of August, 2009.

TESTATOR

William G Jacob Jr.

WILLIAM G. JACOB JR.

The foregoing instrument, consisting of this and two (2) preceding typewritten pages, was signed and declared by WILLIAM G. JACOB JR. to be his Last Will and Testament in our presence, and we, at his request and in his sight and presence and in the sight and presence of each other have hereunto subscribed our names as attesting witnesses, the day and date above written.

| | |
|---|---|
| Margaret Craw | 5455 Perryman Rd Chapel Hill Tn 37034 |
| WITNESS | ADDRESS |
| | 2005 NASHBORO BLVD, NASHVILLE, TN 37217 |
| WITNESS | ADDRESS |

AFFIDAVIT BY WITNESSES TO
LAST WILL AND TESTAMENT

Each of the aforesaid witnesses, being Margaret Crow, and Jerry Lifsey, subscribe to the foregoing Last Will and Testament of WILLIAM G JACOB JR., executed on the 6 day of August, 2009, having been requested by the Testator to make and sign this Affidavit, and having first been duly sworn before the Notary Public whose name appears below, hereby state that the said WILLIAM G JACOB Jr., was of sound mind, declared the foregoing instrument to be his Last Will and Testament, and executed it freely, without undue influence or coercion, by signing each page in the presence of all of us who are present at the same time and we, at his presence and at his request and in the presence of each other, subscribed our names as witnesses on the 6TH day of August, 2009.

Margaret Crow — 5455 Perrygrin Rd Chapel Hill Tn 37034
WITNESS — ADDRESS

[signature] — 2005 NASHBORO BLVD NASHVILLE TN 37217
WITNESS — ADDRESS

Sworn to and subscribed before me on this the 6 day of August, 2009.

[signature]
NOTARY PUBLIC

My Commission Expires: 1-3-2011

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011