This Instrument Prepared By:

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

RECORDER'S STAMP

Karen Johnson
Batch # 1285655
06/18/2025 10.55 11 AM
Fees $72 00 Taxes $0 00

Davidson County
DEEDWARR
14 pgs

20250618-0048027

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Sandra Kornmueller	Sandra Kornmueller	Map: 103-3
5516 Bon Air Circle	5516 Bon Air Circle	Parcel: 22
Nashville, Tennessee 37209	Nashville, Tennessee 37209	

Stokely R. Richardson died on the 4th day of March 2024, leaving a Last Will and Testament dated June 24, 2014. The Last Will and Testament was admitted to probate on May 9, 2024, in the Probate Court, Davidson County, Tennessee, Docket No. 2024P983. Pursuant to the Last Will and Testament, the Decedent bequeathed the real property located at 5516 Bon Air Circle, Nashville, Tennessee to Sandra Faye Kornmueller and, therefore, said real property is to be bequeathed to her. Said *Order* further appointed Sandra Faye Kornmueller as Executrix of the Estate of Stokely R. Richardson. A copy of said *Order* is attached hereto as *Exhibit A*. A copy of the Letters Testamentary issued to Sandra Faye Kornmueller is attached hereto as *Exhibit B*. A copy of the Last Will and Testament is attached hereto as *Exhibit C*. All known debts of Stokely R. Richardson have been paid or adjudicated. A copy of the TennCare Release is attached hereto as *Exhibit D*. The Executrix, by signing this Deed, release 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 Stokely R. Richardson is more particularly described as follows:

> Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 102 on the Plan for Richland Meadows, Section 2, as of record in Book 2083, page 72, Register's Office for said County described as follows:
>
> Beginning at a point on the northerly margin of Bon Air Circle at the southeast corner of Lot No. 103 on said plan; thence with the line between Lots Nos. 102 and 103, northwardly 212 feet to the southern boundary line on Lot No. 108 of said plan; thence with line between said Lots Nos. 102 and 108, eastwardly 96.2 feet to the center of Richland Creek; thence with the center of said Creek, south 41°08' east 31 feet to the northwest corner of Lot No. 101 on said plan; thence with the line between Lots Nos. 101 and 102, southwardly 231.1 feet to the northerly margin of said Bon Air Circle; thence with the northerly margin of said Circle, westwardly

55 feet to the beginning.

Being the same property conveyed to Stokely R. Richardson and wife, Virginia F. Richardson by Quitclaim Deed from William J. Faimon, dated November 21, 1979, and of record in Deed Book 5535, Page 506-507, in the Register's Office of Davidson County, Tennessee. Virginia F. Richardson predeceased Stokely R. Richardson.

This property is improved property known as 5516 Bon Air Circle, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Sandra Faye Kornmueller, 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.

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Sandra Faye Kornmueller
SANDRA FAYE KORNMUELLER, Executrix

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

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.

WITNESS my hand, this 11 day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 10/04/2027

EVAN LEGERTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

EFILED 06/06/24 09:04 AM CASE NO 24P983 Joseph P. Day, Clerk

EXHIBIT

A

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

IN RE: Estate of STOKELY ROBERTS RICHARDSON, JR

SANDRA FAYE KORNMUELLER, **FILE NO.**
Petitioner

ORDER GRANTING PETITION TO OPEN TESTATE ESTATE AND APPOINT EXECUTRIX

This matter was set to be heard on **June 6, 2024.** The Court has reviewed the Petition of **Sandra Faye Kornmueller** to open the testate estate of **Stokley Roberts Richardson, Jr.,** 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 **Stokley Roberts Richardson, Jr.,** is opened as a testate estate.

2. The Last Will and Testament of Stokley Roberts Richardson, Jr., dated June 24, 2014 is admitted to probate in common form (and not in solemn form).

3. **Sandra Faye Kornmueller** is appointed as the Executrix.

4. Upon the executor signing the oath of office and posting bond (if required), 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, Inventory, and Accounting are all waived pursuant to Article VIII, Section 4 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.

EFILED 06/06/24 09 04 AM CASE NO. 24P983 Joseph P. Day, Clerk

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:

Vicky Baker Potts
4753 Smisci Hickman Road
Culleoka, Tennessee 38451

/s/Kayla M Costley
KAYLA M. COSTLEY

June 5, 2024
DATE

EFILED 06/06/24 09 04 AM CASE NO 24P983 Joseph P Day, Clerk

Case Title: KORNMUELLER V RICHARDSON JR

Case Number: 24P983

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 SANDRA KORNMUELLER DOCKET NO 24P983

*It appearing to the Court that **STOKELY RICHARDSON JR** 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 **SANDRA KORNMUELLER**, 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 **July 26th, 2024**.*

JOSEPH P DAY, Clerk

_____ D C

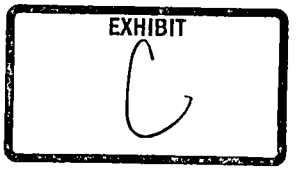
STATE OF TENNESSEE)

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 SANDRA KORNMUELLER as Executrix of the estate of STOKELY RICHARDSON JR, deceased, and I do further certify that SANDRA KORNMUELLER is still acting Executrix of the estate of STOKELY RICHARDSON JR and all acts by such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 26th day of July, 2024

JOSEPH P DAY, Clerk

_____ D C



LAST WILL AND TESTAMENT OF STOKLEY R. RICHARDSON

I, STOKLEY R. RICHARDSON, presently residing at 5516 Bon Air Circle, Nashville, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby expressly revoking any and all Wills and Codicils heretofore made by me.

ARTICLE I
FAMILY

I deliberately make no provision in my Will for my daughter, VICKY BAKER, for reasons personal to me In addition, I deliberately make no provision in my Will for the descendants of VICKY BAKER, for reasons personal to me, except as provided in Article VI of my Will.

My deceased child is STOKLEY R. RICHARDSON, III.

ARTICLE II
CLAIMS AND TAXES

I direct my Executor to pay out of my residuary estate the following.

Section 1. The expenses of my last illness, administration expenses, and all legally enforceable creditor claims

Section 2. All Federal estate taxes, state inheritance taxes and all other governmental charges imposed by reason of my death, without seeking reimbursement from or charging any person for any part of the taxes and charges paid.

Section 3. If necessary, reasonable funeral expenses, including the cost, if any, of a suitable marker for my grave, without the necessity of an order of court approving such expense.

ARTICLE III
EXECUTOR

I appoint my friend, SANDRA FAYE KORNMUELLER, to act as my Executor. If SANDRA FAYE KORNMUELLER is unable or unwilling to act, then I appoint my brother, ROBERT RICHARDSON, to act as my Executor. If ROBERT RICHARDSON is unable or unwilling to act, I appoint JOE LOFTIS to act as my Executor. To the extent permitted by law, the Executor shall serve without bond.

ARTICLE IV
TANGIBLE PERSONAL PROPERTY

Unless otherwise specifically provided, my Executor shall deliver all tangible personal property to my friend, SANDRA FAYE KORNMUELLER, if she survives me, or if SANDRA FAYE KORNMUELLER fails to survive me, then to my brother, ROBERT RICHARDSON, if he survives me. I deliberately make no provision in this Article for descendants of a deceased beneficiary whether born before or after the date of this Will.

"Tangible personal property" means personal property (not primarily used in a business), such as boats, books, china, clothing, furnishings, furniture, glass, household items, jewelry, lawn and garden equipment, motor vehicles, personal effects, pictures, recreational items, rugs, silver, works of art, and any other similar items, and includes any insurance on those assets. My Executor shall determine which items are within this definition, and the determination shall bind all persons.

ARTICLE V
DISTRIBUTION OF RESIDUE

I give the residue of my estate to my friend, SANDRA FAYE KORNMUELLER, or if she fails to survive me, then I give the residue of my estate to my brother, ROBERT RICHARDSON, if he survives me. I deliberately make no provision in this Article for descendants of a deceased beneficiary whether born before or after the date of this Will.

ARTICLE VI
CONTINGENT DISTRIBUTION OF RESIDUE

If all of my residuary devisees fail to survive me, I give the residue of my estate to SAM BAKER, PAULA BAKER, ISABELLA MARIE KORNMUELLER, and GIAVONNA ELISE KORNMUELLER, in equal shares or to the survivor or survivors as the case may be. I have deliberately made no provision in this Article for descendants of a deceased beneficiary, whether born before or after the date of this Will.

ARTICLE VII
SURVIVORSHIP REQUIREMENT

Unless otherwise specifically provided, a beneficiary of my Will who fails to survive me by 30 days shall be deemed to have predeceased me and shall not share in my estate. The share of such beneficiary shall be distributed as directed by the provisions stated in my Will.

ARTICLE VIII
ADDITIONAL PROVISIONS

Section 1. I direct that my Will be interpreted under the laws of the State of Tennessee.

Section 2. Reference to Executor, Trustee and Guardian shall always refer to the parties then acting in those capacities, whether original or serving as successors.

Section 3. Paragraph headings are for convenience only; the content of the paragraph controls over the heading. Any reference to any party herein in whatever gender shall be deemed to mean the appropriate gender.

Section 4. To the extent permitted by applicable law, no fiduciary appointed herein shall be required to furnish bond, or file any inventory or accountings with any court.

ARTICLE IX
POWERS AND DUTIES OF MY EXECUTOR

I authorize my Executor to do any of the following, if necessary, in the course of the administration of my estate:

(a) To make repairs or improvements to my property, as may be deemed necessary to preserve or enhance the value of my estate.

(b) To sell or convey any part of my estate whether real, personal or mixed (for cash or on credit) at a public or private sale.

(c) To borrow funds for use in estate administration if there are insufficient liquid assets in my estate.

(d) To employ persons, including attorneys, investment advisors, or other agents for assistance or advice, or not to employ such persons, as my Executor deems appropriate.

In addition, my Executor is authorized to perform any act which the applicable laws

of the State of Tennessee, including those specifically enumerated in Section 35-50-110 Tennessee Code Annotated, authorize an executor or fiduciary to perform.

I sign this Will on the 24 day of June, 2014.

STOKLEY R. RICHARDSON

STATEMENT OF WITNESSES

This document, consisting of 4 pages including this page, was signed by STOKLEY R. RICHARDSON on the 24th day of June, 2014 as his Last Will and Testament in our presence. Further we have signed our names as witnesses at his request in each other's presence.

Signature:

Address. 3205 Long Blvd.
Nashville, TN 37203

Signature: Betty Cook

Address: 5713 Knox Rd
Nashville, TN 37209

AFFIDAVIT OF ATTESTING WITNESSES TO WILL

John H. Mogan and Betty Cook having first been duly sworn according to law, do depose and say:

1. That we are adult citizens of the State of Tennessee

2 That we witnessed the execution of the Last Will and Testament of STOKLEY R RICHARDSON, the Testator, dated the 24th day of June, 2014, to which paper writing this affidavit is attached, and that this affidavit is being made at the request of the Testator and in accordance with Tennessee code Annotated, Section 32-2-110

3 That the Testator, in our common presence, sight and hearing, declared said paper writing to be, and signed same as and for, his Last Will and Testament

4 That our signatures as witnesses are affixed to said Last Will and Testament; that we signed or affixed the same at the instance and request of the Testator and in his presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament for the express purpose of attesting to his signature and act of execution

5 That the Testator was, in the opinion of each of us, of sound mind and disposing memory at the time he executed said Last Will and Testament.

John H. Mogan

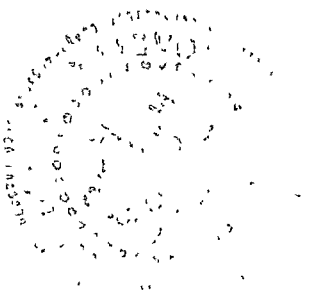
Betty Cook

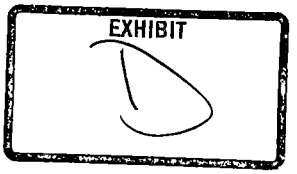
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of June, 2014

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires 12/20/2015





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

June 7, 2024

Kayla Costley
133 S. College St
Lebanon, TN 37087

RE: Richardson, Jr., Stokley Roberts Date of Death. 3/4/2024 SSN· xxx-xx-8174
Our File Number: 129979

Kayla Costley:

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