Karen Johnson Davidson County
Batch # 1313168 DEEDQC
08/21/2025 02 21 02 PM 10 pgs
Fees $52 00 Taxes $0 00
20250821-0067114

This instrument prepared based on information provided by the parties and not independent verification by
C Michael Robinson
2705 Gallatin Pike
Nashville, TN 37207

NEW OWNER:
Angela D. Martin and
Anthia L. Hardison
2005 Jordan Dr
Nashville, TN 37218

SEND TAX BILLS TO:
Same as new owner.

MAP & PARCEL NUMBER
069 07 0 038.00

EXECUTOR'S DEED

This deed made on the 20th day of August 2025 by Anthony L. Wade, Executor, of the Estate of Lee Roy Wade, deceased, Lee Roy Wade having survived his spouse Ruby Wade, by the power conferred by The Last Will and Testament of Lee Roy Wade (attached hereto as Exhibit A) and the Seventh Circuit Court for Davidson County, Tennessee; Probate Division in case number 24P651, as evidenced by the Order Granting Petition to Admit Last Will and Testament to Probate and Appointing an Executor (attached hereto as Exhibit B) and the Letters Testamentary issued to Anthony L. Wade (attached hereto as Exhibit C) and every other power, in consideration of Zero Dollars, and other good and valuable consideration, the receipt of which is acknowledged, does convey, warrant, and quitclaim to **Angela D. Martin, and Anthia L. Hardison**, equally, as tenants in common, real property located in the County of Davidson, State of Tennessee, more particularly described as follows:

> Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey dated June 10, 1961, made by E.L. Miller, Jr. and Co., Surveyor, as follows:
>
> BEGINNING at an iron pin in the north margin of Jordan Drive, said iron pin being 335.0 feet east from the center line of Ashland City Pike, also known as Hydes Ferry Pike; thence south 61 degrees 00 minutes west 68 feet to an iron pin; thence north 32 degrees 00 minutes west 247.0 feet to an iron pin; thence north 53 degrees 30 minutes east 97.5 feet to an iron pin; thence south 25 degrees 30 minutes east 260.8 feet to the point of beginning.
>
> Being part of the same property conveyed to Thomas R. Shipp and wife, Lora Alvora Shipp by deed from Charles M. Brown and wife, Shirley Ledbetter Brown, of record in Book 2346, page 125, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to LeRoy Wade and Wife, Ruby Wade by Warranty Deed from Thomas R. Shipp and wife Lora

Alvora Shipp of record in Book 3251, Page 67 Register's Office for Davidson County, Tennessee.

This is improved property known as: 2005 Jordan Drive, Nashville, TN 37218.

together with all the rights of the decedent in fee simple absolute.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 20 day of August, 2025.

ANTHONY L. WADE, EXECUTOR

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **ANTHONY L. WADE, EXECUTOR,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 20th day of August, 2025.

CHARLES MICHAEL ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028

NOTARY PUBLIC

My Commission Expires: 11-8-28

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

ANTHONY L. WADE, EXECUTOR

Subscribed and sworn to before me this 20 day of AUGUST, 2025.

NOTARY PUBLIC

My Commission Expires: 11-8-28

CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Ex. A

Duplicate L.R.W.

LAST WILL AND TESTAMENT OF

LEE ROY WADE

I, the undersigned Lee Roy Wade, a resident of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory do hereby make, publish, and declare this is my Last Will and Testament, hereby revoking any and all wills that may have heretofore been made by me.

I will and direct that all my just debts, funeral expenses, expenses of my last illness and the cost of the administration of my estate be paid from any funds then existing in my estate by my Executor hereafter named in this will.

I hereby nominate, appoint and declare my son, Anthony L. Wade, of Charlotte, Dickson County, Tennessee as Executor of my Last Will and Testament and request that he be allowed to serve without the necessity of posting bond. Should Anthony L. Wade precede me in death or at the time of my death he is physically or mentally unable to serve as Executor, then I nominate, appoint and declare my daughters, Angela D. Martin and Anthia L. Hardison as Co-Executrixs of my Last Will and Testament and request that they be allowed to serve without the necessity of posting bond.

I give, devise and bequeath my residence at 2005 Jordan Drive, Nashville, Davidson County, Tennessee to my daughters, Angela D. Martin and Anthia L. Hardison, both residents of Nashville, Davidson County, Tennessee, and request that they share and share alike.

I give, devise and bequeath my Tract of land, 2.20 acres on Ridge Road, Maury County, Tennessee to my son, Anthony L. Wade.

I give, devise and bequeath my Tract of land 2.19 acres on Johnson Hill Road, Maury County, Tennessee to my son, Lemuel D. Wade, a resident of Nashville, Davidson County, Tennessee.

Further, I give,, devise and bequeath all the rest, residue and remainder of my property of whatever kind, where ever situated or located to my four children, Anthony L. Wade, Angela D. Martin, Anthia L. Hardison and Lemuel D. Wade and request that they share and share alike.

Further, should any of my children desire to sale any of the real property that I have devised them, I request that they first offer to sale the property to their brother(s), and/or sister(s).

PAGE 2 LAST WILL AND TESTAMENT OF LEE ROY WADE

IN WITNESS WHEREOF, I have hereunto subscribed my name to this will this 19th day of October, 2004, Nashville, Davidson County, Tennessee.

Lee Roy Wade
LEE ROY WADE

The foregoing instrument was on the date thereof, signed, sealed, published and declared by the Testator, Lee Roy Wade, as and for his Last Will and Testament, in the presence of us, who at his request, and his presence and in the presence of each other, have affixed our signatures as witnesses thereto.

AFFIDAVIT

Andrew Shipp and Alfred L. Brady, Sr.
after being duly sworn according to law, depose and say:

1. That they are adult citizens of Nashville, Davidson County, Tennessee.

2. That they have witnessed the execution of the Last Will and Testament of Lee Roy Wade, dated October 19, 2004, to which this affidavit is attached, and that this affidavit is being made at the request of the Testator, and in accordance with the laws of the State of Tennessee.

3. That their signatures are affixed to said Last will and Testament that they signed or or affixed the same at the instance and at the request of the Testator and in his presence, and in the presence of each other, on the date recited in said Last Will and Testament at Nashville, Davidson County, Tennessee.

4. That the Testator signed said paper writing as and for his Last Will and Testament in their sights and presence.

5. That at the time they witnessed said will, the Testator was, in their opinion of sound mind.

Andrew Shipp

Alfred L. Brady, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrew Shipp and Alfred L. Brady Sr and subscribed and sworn to before me this 19th day of October, 2004.

J. B. Mercer
NOTARY PUBLIC

My Commission Expires 11-27-2004

Ex. B

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

In Re Estate of:	)	
Lee Roy Wade	)	**Docket Number:** _____

ORDER GRANTING PETITION TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND APPOINTING AN EXECUTOR

This cause was set to be heard on the 10th day of April 2024 before the Seventh Circuit Court for Davidson County, Tennessee, upon the verified Petition to Admit Last Will and Testament to Probate ("Petition") as filed by Anthony L. Wade ("Petitioner").

The Court has conducted a hearing, if necessary, and based upon an examination of the verified Petition, its exhibits, and the entire record herein this cause, the Court finds as follows:

1 Lee Roy Wade ("Decedent") died on October 13, 2023, at the age of Ninety (90) a resident of Nashville, Davidson County, Tennessee

2. The Court finds that all information required by local rule and statute, including Tennessee Code Annotated Section § 30-1-117, is in the record and it appears upon the representations of counsel that all interested persons were given a copy of the Petition and notice of the hearing.

3 The Court finds that the Petition is well taken and should be granted.

Based on the above findings, as well as the entire record of this cause, it is therefore **ORDERED, ADJUDGED AND DECREED** that.

1. The Estate of Lee Roy Wade is opened as a testate estate.

2. The Last Will and Testament of Lee Roy Wade dated October 19, 2004 is admitted to probate in common form

3. Anthony L. Wade is appointed Executor of the Estate of Lee Roy Wade.

4 The Clerk shall issue Letters Testamentary to Anthony L Wade, without the requirement of bond.

5. Bond shall be waived pursuant to the terms of the Last Will and Testament.

6 The executor shall file an inventory as required by statute

7. The executor shall file annual accounting as required by statute.

8. Notice shall issue to creditors as required by Tenn. Code Ann. § 30-2-306.

9 The Executor shall file a status report on the date that is fifteen (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 pending further orders of the Court.

IT IS SO ORDERED

[electronic signature page to follow]

APPROVED FOR ENTRY:

ROBINSON LAW, PLLC

/s/ C Michael Robinson
C. MICHAEL ROBINSON **#35301**
Attorney for the Petitioner
2705 Gallatin Pike
Nashville, TN 37216
Telephone. (615) 320-9977
Facsimile: (615) 320-9929
michael@robinsonlaw legal

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 25th day of March 2024 a true and exact copy of the foregoing *Order* has been forwarded via US Mail to the following individuals:
Anthony L. Wade, 2005 Jordan Dr Nashville, TN 37218; Anthia L. Hardison, 3114 Doak Ave Nashville, TN 37218; Lemuel D Wade, 1821 River Dr, Nashville, TN 37218, and Angela D. Martin, 166 Ivy Hill Circle Goodlettsville, TN 37072.

/s/ C Michael Robinson
C. MICHAEL ROBINSON

Case Title: WADE V WADE

Case Number: 24P651

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Andra J Hedrick

Judge Andra Hedrick, Seventh Circuit

Ex. C

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO **ANTHONY L WADE** DOCKET NO **24P651**

*It appearing to the Court that **LEE ROY WADE** 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 **ANTHONY L WADE**, 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 **April 10th, 2024***

JOSEPH P. DAY, Clerk

JOSEPH P. DAY CIRCUIT COURT 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 **ANTHONY L WADE** as **Executor** of the estate of **LEE ROY WADE**, deceased, and I do further certify that **ANTHONY L WADE** is still acting **Executor** of the estate of **LEE ROY WADE** 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 10th day of April, 2024

JOSEPH P. DAY, Clerk

JOSEPH P. DAY CIRCUIT COURT CLERK

D C.