Karen Johnson
Batch # 1341664
11/03/2025 02 08 26 PM
Fees $72 00 Taxes $0 00
Davidson County
DEEDQC
14 pgs
20251103-0087470

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

OFFICIAL SEAL
JENNIFER ANN ANDERSON
Notary Public, State of Illinois
Commission No 997287
My Commission Expires
September 23, 2028

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 Illinois
COUNTY OF Williamson

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

James Arthur Lyell
AFFIANT

Subscribed and sworn to before me, this 9th day of October 2025.

Jennifer Ann Anderson
NOTARY PUBLIC
My Commission Expires: September 23, 2028

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Arthur Lyell 7533 Wards Mill Rd Marion, IL 62959	New Owner	13207004600 13207005900

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, **JAMES ARTHUR LYELL, EXECUTOR OF THE ESTATE OF JENNIFER LYELL** *deceased*, ("Grantor") does hereby quitclaim, transfer and convey unto **JAMES ARTHUR LYELL** ("Grantee"), his 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:

Tract I (Map/Par 132-07-0 046.00):
Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Southmeade, plan of record in Plat Book 1835, Pages 118 and 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Tract II (Map/Par 132-07-0 059.00):
Land in Davidson County, Tennessee, being the Westerly part of Lot 64 on the Plan of Southmeade, of record in Plat Book 1835, Pages 118 and 119, Register's Office for Davidson County. Tennessee, being triangular in shape and described

as follows:

Beginning at a point at the southwest corner of Lot 64 on the easterly boundary of Lot 50 on said plan: thence with the line between Lots 64, 50 and 49, northerly 230.1 feet to a point in the northwest corner of Lot 64: thence with the northerly line of said lot easterly 48 feet to the westerly boundary of the property taken by the State of Tennessee for Interstate Highway 65; thence with the same southerly 225 feet to the point of beginning.

Being the same property conveyed to Jennifer Lyell, unmarried, by Warranty Deed from Verlon K. Thompson and Demetria D. Kalodimos, Trustees of The DKVT Living Trust Dated December 9, 2015, of record in Instrument No. 20211115-0151479, Register's Office for Davidson County, Tennessee.

The said Jennifer Lyell (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on June 7, 2025. Decedent's Last Will and Testament dated August 6, 2019 (the "Will"), was admitted to probate on September 19, 2025, under Docket Number 25P1545 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, James Arthur Lyell was appointed as the Personal Representative 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 her residuary estate to James Arthur Lyell, who is one and the same person as Jim Lyell.

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

This is **improved** property known as: **4316 MORRISWOOD DR, NASHVILLE, TENNESSEE 37204**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9th day of October 2025.

ESTATE OF JENNIFER LYELL

James Lyell

JAMES ARTHUR LYELL, *Executor*

STATE OF Illinois)
COUNTY OF Williamson)

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

Witness my hand and official seal at office, this 9th day of October 2025.

Jennifer Ann Anderson
Notary Public
My Commission Expires: September 23, 2028

OFFICIAL SEAL
JENNIFER ANN ANDERSON
Notary Public, State of Illinois
Commission No 997287
My Commission Expires
September 23, 2028

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EXHIBIT 1

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

IN RE: ESTATE OF JENNIFER LYELL, Decedent.	)))	**No. 25P1545**

AMENDED ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

This cause came to be heard on September 11, 2025, before the Seventh Circuit Court for Metropolitan Nashville – Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by James Arthur Lyell ("Petitioner"). Based upon the unopposed Petition and a review of the record as a whole, the Court finds the Petition to be well-taken and, therefore, granted.

All interested persons were provided notice of this proceeding and sent a copy of the pending Petition. The original Last Will and Testament of Decedent, executed on August 6, 2019, was properly executed and witnessed by Monica Jackson, Christy Fike and notary, Teri S Brown. An attesting witness affidavit signed by Teri S. Brown, is attached to the Last Will and Testament Further, an Attorney Affidavit of Kate Nyquist has been filed outlining the attempts made to locate the other two witnesses From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

IT IS THEREFORE ORDERED THAT:

1. The estate of Jennifer Lyell is opened as a testate estate
2. The Last Will and Testament of Jennifer Lyell, dated August 6, 2019, is admitted to probate in common form (and not in solemn form).

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3. James Aruthur Lyell is appointed as the Executor.

4. Upon the executor signing the oath of office, 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 is waived pursuant to the will.

7. Inventory is waived pursuant to the request of Petitioner as the sole residual beneficiary.

8 Annual accountings are waived pursuant to the request of Petitioner as the sole residual beneficiary.

9. The executor 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.

10. Court costs are taxed to the estate.

11. All other matters are reserved.

{ELECTRONIC SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED}

APPROVED FOR ENTRY:

/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

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated:

James Arthur Lyell
7533 Wards Mill Rd
Marion, IL 62959

Christopher Sills
Address Unknown

Grace Community Church
5711 Granny White Pike
Brentwood, TN 37027

Brenda Garrison
111 N Indiana Street
Delphi, IN 46923

This 15th day of September 2025.

/s/ Kate Nyquist

Kate Nyquist

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Case Title: LYELL V LYELL
Case Number: 25P1545
Type: APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek

Judith Lojek, Probate Special Master

Electronically signed on 2025-09-16 08 43 22 page 4 of 4

EXHIBIT 2

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO **JAMES ARTHUR LYELL** DOCKET NO **25P1545**

*It appearing to the Court that **JENNIFER LYELL** 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 **JAMES ARTHUR LYELL**, 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 **September 16th, 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 **JAMES ARTHUR LYELL** as **Executor** of the estate of **JENNIFER LYELL**, deceased, and I do further certify that **JAMES ARTHUR LYELL** is still acting **Executor** of the estate of **JENNIFER LYELL** 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 16 day of Sept, 2025

JOSEPH P DAY, Clerk

_____ D C

25P1545

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Exhibit 3

FILED

SEP 16 2025

JOSEPH P. DAY, Clerk
By _____ Deputy

State of Tennessee

Rev 133EE31

LAST WILL AND TESTAMENT OF JENNIFER LYELL

I, JENNIFER LYELL, a resident of Franklin, TN, declare this to be my Last Will and Testament, and revoke all previous wills and codicils made by me, either jointly or severally

DECLARATIONS

A. I am of sound mind and of legal age to make this Last Will.

B. This Last Will expresses my wishes without undue influence or duress

C. At the time of executing this Last Will, I am not married

D. At the time of executing this Last Will, I do not have any children.

ARTICLE I
APPOINTMENT OF EXECUTOR

A I appoint James Arthur Lyell to be the executor of this Last Will (the "Executor").

I further intend that the term the Executor in this Last Will is synonymous with the terms "personal representative," "executrix," and "fiduciary."

B. The Executor shall be entitled to receive compensation in the amount of 20% of my life insurance and the proceeds from selling my belongings as well as the balance of my checking account for the services performed under this Last Will

C I direct that any Executor serving hereunder shall not be required to furnish any bond or other security for the faithful performance of his or her duties as the Executor in any jurisdiction whatsoever, or if a bond is required, he or she shall not be required to furnish any sureties

ARTICLE II
EXECUTOR'S POWERS

A The Executor shall pay my enforceable unsecured debts, expenses of last illness, funeral expenses, costs of administration, and claims allowed in administration of my estate as the Executor deems appropriate, in the Executor's sole discretion, according to all applicable laws.

INITIAL _____ DATE 8/10/19

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B I grant to the Executor the fullest power to deal with any property held by my estate without the prior or subsequent approval of any court, including the period after termination of any trust until finally distributed No person dealing with the Executor shall be required to inquire into the propriety of any of his or her actions or make inquiry into the application of any funds or other property. The Executor shall, however, exercise all powers in a fiduciary capacity for the best interest of the beneficiaries of the estate I grant to the Executor all specific powers as conferred by law

C In addition to the powers granted by law or as necessary to carry out my intentions in this Last Will, the Executor shall have the following powers

- Access to the home in which I currently live (leased by Browning & Gordon in Nashville)
- Right to sell and distribute all personal belongings at will
- The executor may NOT plan or execute a funeral or memorial service of any kind and to do so will require the forfeiture of all other financial rights and powers otherwise specified

ARTICLE III
EXPENSES

A. All expenses incurred by the Executor during the settlement of my estate in storing, packing, shipping, delivering, or insuring an article of tangible personal property passing under this Last Will shall be charged and treated as expenses of administering my estate

B If the value of my estate is insufficient to fulfill this Last Will, I give the Executor full authority to decrease my bequests by a proportionate amount

ARTICLE IV
DISTRIBUTION OF PERSONAL PROPERTY

A Unless otherwise specifically bequeathed, the remainder of my property, real and personal, and wheresoever situated, I give to the individuals listed in the apportioned percentages

To Jim Lyell, I leave 20% of life insurance+100% of other estate value% of my remaining estate.

To Christopher Sills, I leave 50% of life insurance% of my remaining estate

To Grace Community Church of Nashville, I leave 30% of life insurance% of my remaining estate

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ARTICLE V
BENEFICIARIES

A If I give my personal property and effects to two or more beneficiaries to be shared by them, and any one of them does not survive me, his or her share shall be given to the others in equal amounts, unless otherwise provided in this Last Will

B If one of my heirs or another individual is not left property or is otherwise omitted from this Last Will, such omission is intentional

ARTICLE VI
TAXES

The Executor shall pay all estate, inheritance, transfer, legacy, succession, and other similar taxes imposed by any jurisdiction whatsoever by reason of my death, together with interest and penalties, whether such taxes are imposed upon or with respect to any property that passes under the provisions of this Last Will or passes or has passed otherwise, or imposed upon or with respect to any recipient

ARTICLE VII
DUE DILIGENCE

The Executor shall be responsible only for due diligence in the administration and disbursement of my estate and shall not be responsible for any loss or subject to any liability except by reason of the Executor's own negligence or willful default proved by affirmative evidence Any discretion granted to Executor, expressly or by implication under this Last Will or by law, shall fully protect Executor for every determination made in good faith. Executor's determinations shall be conclusive and binding upon all persons interested in this Last Will

ARTICLE VIII
SPECIAL DIRECTIVES

I am vehemently opposed to any memorial service, funeral, or burial service. My preference is that I be cremated and my ashes handled however the executor prefers, but no service be held of any kind by any individual or entity

ARTICLE IX
CONSTRUCTION OF LANGUAGE

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Throughout this Last Will, except where the context otherwise requires, the masculine gender shall be deemed to include the feminine and the neuter, and the singular number shall be deemed to include the plural, and vice versa.

ARTICLE X
SEVERABILITY

The remaining provisions of this Last Will continue to be in full force and effect if any provisions of this Last Will are deemed unenforceable

ARTICLE XI
GOVERNING LAW

The dispositions made by this Last Will shall be construed in accordance with the laws of the State of Tennessee.

IN WITNESS WHEREOF, I, Jennifer Lyell, have signed my initials on each of the preceding ____ pages, and have signed my name below, all this 14 day of May, 2019.

Testator Signature

SIGNED AND DECLARED by Jennifer Lyell, in our joint presence to be Jennifer Lyell's Last Will, and remaining in their presence, and in the presence of each other, and at their request, we signed as attesting witnesses, this clause having first been read aloud.

First Witness

Monica Jackson — 8/6/2019
First Witness Signature — **Date**

Monica Jackson
First Witness Name

1709 Carbon Copy Ct Murfreesboro, TN 37130
First Witness Address

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First Witness City, State and Zip Code

Second Witness

08-06-19
Second Witness Signature Date

Christy Fike
Second Witness Name

114 Grandview Cir.
Second Witness Address

Old Hickory, TN 37138
Second Witness City, State and Zip Code

NOTARY ACKNOWLEDGEMENT:

State of Tennessee)

) **(Seal)**

County of Davidson)

SWORN TO and SUBSCRIBED before me on this 6th day of August, 20 19, by Jennifer Lyell, the Testator and by Monica Jackson and Christy Fike, the Witnesses, who are personally known to me or produced a driver's license as identification and who did take an oath

Signature

Notary Public

My Commission Expires: 9-7-2021

TERI S. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

INITIAL _____ DATE 8/6/19

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SELF PROVING ATTESTATION AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ DICKSON)

1. My name is Teri S. Brown I am an adult resident of Tennessee, a registered notary public for Davidson County, Tennessee, and I am competent to provide the testimony in this Affidavit

2. On August 6, 2019, Jennifer Lyell asked me to be a witness to her signing her Last Will and Testament At her request, I signed as notary a five (5) page document that purported to be her Last Will and Testament. A copy of said document is attached to this Affidavit as **Exhibit 1**.

3. Monica Jackson and Christy Fike were also present and asked to be witnesses to the Last Will and Testament of Jennifer Lyell.

4. The document, which was purported to be Jennifer Lyell's Last Will and Testament, was signed by Jennifer Lyell in my presence. I then signed the document as a notary in the presence of Jennifer Lyell, Monica Jackson, and Christy Fike. Monica Jackson and Christy Fike signed the document as witnesses in Jennifer Lyell and my presence.

5. At the time of executing the document, Jennifer Lyell was more than 18 years of age, appeared to be of sound mind, and did not appear to be under any undue influence or duress.

Teri S Brown
TERI S. BROWN

Sworn to and subscribed before me this 19th day of July 2025

Kaila Parrish
NOTARY PUBLIC

My commission expires 21 APRIL 2027

KAILA L PARRISH
TENNESSEE NOTARY PUBLIC
My Comm Exp APRIL 21, 2027
COUNTY OF DICKSON