Karen Johnson Davidson County
Batch# 1367929 ORDER
01/09/2026 11:55:30 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20260109-0002201

LODGED

DEC 23 2025

ENTERED
JAN 06 2026
AT 3:30 M.

IN THE PROBATE COURT OF WILSON COUNTY, TENNESSEE AT LEBANON

In re: Estate of Marjorie M. Graham

FILE NO. 2025-PR-322

FREDRICK R. NEFF,
Petitioner

AMENDED ORDER ADMITTING WILL TO PROBATE FOR SOLE PURPOSE OF ESTABLISHING MUNIMENT OF TITLE TO REAL PROPERTY

This cause came to be heard on the 6th day of August 2025 before the Honorable A. Ensley Hagan, Jr., Judge for the Probate Court of Wilson County, Tennessee, upon the *Petition to Admit Will to Probate for Sole Purpose to Establish Muniment of Title to Real Property* of Petitioner, **Frederick R. Neff**, requesting that the Last Will & Testament of Marjorie M. Graham, deceased, be admitted to probate for the sole purpose of establishing muniment of title to certain real property, pursuant to T.C.A. § 32-2-111.

Whereupon, the Court having reviewed the original Last Will and Testament of Marjorie M. Graham and facts as set forth in the *Petition to Admit Will to Probate for Sole Purpose to Establish Muniment of Title to Real Property* finds that the request is well taken, and it is therefore **ORDERED, ADJUDGED AND DECREED** as follows:

1. That the Last Will and Testament of Marjorie M. Graham, dated March 10, 2017, is admitted to probate solely for the purpose of establishing muniment of title to any and all interest that Marjorie M. Graham has in and to the real property located at 500 Yellow Stone Court, Antioch, Tennessee 37013 (the "Property"). A more specific description of said property is as follows:

500 Yellow Stone Court, Antioch, Tennessee 37013:

Land in Davidson County, Tennessee, being all of UNIT NO. 168 of UNIT 16 on the Plan of Final Plat Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765; and as shown as in Exhibit "E" to the Master Deed of record in Instrument No. 20010214-0014161 re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191 and re-

recorded in Instrument No. 20011212-0136927 and amended in Instrument No. 20030710-0095634, re-recorded in Instrument No. 20030915-0134956, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marjorie Graham by Quitclaim Deed from Gayle Neff dated March 18, 2019, and of record in Instrument No. 20190327-0027409, Register's Office for Davidson County, Tennessee.

SUBJECT to all matters of record in Plat Instrument 20030915-0134956, RODCT.

SUBJECT to easements and/or restrictions of record in Book 11491, Page 719; Book 11539, Page 799; Book 11672, Page 447; Book 5897, Page 191; Book 435, page 507, Book 5041, Page 433; as amended in Book 9729, page 54, addendum of record in Book 10491, page 211, RODCT.

SUBJECT TO MASTER DEED AND BY-LAWS of record in Instrument No.20010214-0014161;re-recorded in Instrument No. 20010702-0069590; as amended in Instrument No. 20011019- 0114191; re-recorded in Instrument No. 20011212-0136927; as emended in Instrument No. 20030710-0095634; re-recorded in Instrument No. 20030915-0134956, ROCT.

Subject to any and all easements and/or restrictions of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 500 Yellowstone Court, Antioch, TN 37013.

2. That as Decedent's daughter, Marsha Howard, predeceased Decedent, any and all interest that Decedent had in said real property, as described above, shall be divested out of Marjorie M. Graham and shall be vested as follows 50% to Gayle Neff, 8.4% to Jason Todd Ward, 8.4% to Graham Steven Ward, 8.3% to Lauren Ward (McClanahan), 8.3% to Dayton Ward, 8.3% to Braden Ward, and 8.3% to Riley Ward, in accordance with Item Four of Decedent's Last Will and Testament.

3. That Petitioner did give notice to TennCare of Marjorie Graham's death. TennCare has filed a waiver, which is attached hereto as *Exhibit A*.

4. That this *Order* and a copy of Decedent's Last Will and Testament may be recorded with the Davidson County Register of Deeds and/or any other governmental

agency.

So **ORDERED** this the 6th day of January, 2026 *nunc pro tunc* to August 6, 2025.

A. ENSLEY HAGAN, JR., JUDGE

APPROVED FOR ENTRY:

KANE & CROWELL, PLLC

KAYLA M. COSTLEY, BPR #37775
Attorney for Petitioner
133 South College Street
Lebanon, Tennessee 37087
(615) 784-4800
kcostley@kane-law.com

STATE OF TENNESSEE, COUNTY OF WILSON
I hereby certify the foregoing to be a true and perfect copy of the original instrument on file in this case.

7th day of Jan., 2026
MILLIE SLOAN, CLERK & MASTER
D. C&M

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

CERTIFICATE OF SERVICE

This is to certify that a copy of this Order has been served by first-class mail, postage pre-paid, upon the following individuals:

Jason Todd Ward
816 Riata Court
Smyrna, Tennessee 37167

Graham Steven Ward
1715 Halls Mill Rd.
Unionville, Tennessee 37180

Lauren Ward (McClanahan)
4117 Bungee Way
Murfreesboro, Tennessee 37128

Dayton Ward
1930 Halls Mill Road
Unionville, Tennessee 37180

Braden Ward
343 Longhorn Drive
Smyrna, Tennessee 37167

Riley Ward
1836 Sawgrass Lane
Chapel Hill, Tennessee 37034

KAYLA M. COSTLEY

12-23-2025
DATE

TN Division of TennCare

EXHIBIT A

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax: (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

August 5, 2025

FILED 1:14pm REC
WILSON CO. PROBATE
DEC 23 2025
MILLIE SLOAN, PROBATE CLERK
BY: _____ DEPUTY

Kayla Costley
133 S. College St
Lebanon, TN 37087

RE: Graham, Marjorie Marie Date of Death: 11/23/2024 SSN: xxx-xx-6738
Our File Number: 164721

Kayla Costley:

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery. 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

Under 2024

ENTERED IN WILL BOOK 31 PAGE 193
AUG 06 2025

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AUG 06 2025
AT 9:30 A.M.

LAST WILL AND TESTAMENT OF MARJORIE M. GRAHAM

I, MARJORIE M. GRAHAM, a resident citizen of Antioch, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make and publish this as my Last Will and Testament, hereby revoking all previous Wills and Codicils heretofore made by me.

- ITEM ONE -

I WILL AND direct my personal representative hereinafter named pay all of my legal debts, including my funeral and burial expenses, expenses of my last illness, Federal Estate and State Inheritance Taxes, if any, expenses of administration, the cost of a suitable gravemarker (should I not have one) and any other taxes which may be payable by or chargeable against my estate, or any of the beneficiaries thereof, out of my general estate without apportionment or proration among the beneficiaries, legatees and devisees and the remainder of my Will is subject to the provisions set forth in this Item One.

- ITEM TWO -

AFTER THE FULL SATISFACTION of Item One hereinabove, I WILL AND GIVE certain items of my tangible personal property to specific persons in accordance with the provisions of a memorandum signed and dated by me, entirely in my own handwriting and attached hereto and incorporated herein by reference. If for any reason said

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memorandum is not attached hereto and is not found and properly identified as such by my personal representatives within thirty (30) days after the probate of my Will, then all of said personal effects shall become part of my residuary estate hereinafter disposed of.

- ITEM THREE -

DURING my lifetime I have deeded my real estate to my daughter, GAYLE NEFF, with the understanding and her promise that she will sell said real property and distribute the net sale proceeds as hereinafter set forth in the residuary clause of this my Last Will and Testament. I am aware of the fact that my daughter, GAYLE NEFF, does not have to comply with this request, but I trust her to honor said request. If my daughter, GAYLE NEFF, has predeceased me or we die as the result of a common occurrence and she does not survive me by thirty (30) days, I AM TRUSTING her heirs at law to honor this request.

- ITEM FOUR -

AFTER the full satisfaction of all obligations set forth in Item One hereinabove, I WILL, DEVISE AND GIVE all of the rest, residue and remainder of my estate, of any nature whatsoever, wherever the same may be situated, of which I may die seized and possessed as follows:

THIRTY-FIVE (35%) PERCENT undivided interest to my

 Margaret M. Graham
MARJORIE M. GRAHAM

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daughter, MARSHA HOWARD, to be hers absolutely;

THIRTY-FIVE (35%) PERCENT undivided interest to my daughter, GAYLE NEFF, to be hers absolutely;

AND

THIRTY (30%) PERCENT UNDIVIDED interest to be divided in equal shares among my grandchildren and great grandchildren living at the time of my death.

In the event my daughter, MARSHA HOWARD, predeceases me or we die as the result of a common occurrence and she does not survive me by thirty (30) days, I WILL, DEVISE AND GIVE my residuary estate in percentages as follows:

FIFTY (50%) PERCENT undivided interest to my daughter, GAYLE NEFF, to be hers absolutely;

FIFTY (50%) PERCENT UNDIVIDED interest to be divided in equal shares among my grandchildren and great grandchildren living at the time of my death.

In the event both of my daughters, GAYLE NEFF, and MARSHA HOWARD, predeceases me or we die as the result of a common occurrence and neither survive me by thirty (30) days, I WILL, DEVISE AND GIVE my residuary estate in percentages as follows:

FIFTY (50%) PERCENT undivided interest to my grandsons, JASON WARD and GRAHAM WARD, equally, share and share alike, to be theirs absolutely;

And

FIFTY (50%) PERCENT UNDIVIDED interest to be divided in equal shares among my great grandchildren living at the time of my death.

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- ITEM FIVE -

I HEREBY NOMINATE and appoint my daughter, GAYLE NEFF, as Executrix of this my Last Will and Testament, and I direct that no bond or other security be required of her while serving in such capacity and that no inventory be required to be filed.

IN THE EVENT my daughter, GAYLE NEFF, should be unable or unwilling to serve as my personal representative for any reason, I NOMINATE AND APPOINT my great niece, ERIKA PORTER, as my Alternate Executrix, and I direct that no bond or other security be required of her while serving in such capacity and that no inventory be required to be filed.

I DO HEREBY AUTHORIZE and empower my personal representative to sell and convey any and all of my property, of any nature whatsoever, that may be necessary for the orderly administration of my estate, and I authorize such representative to execute such instruments as may be necessary therefor. I hereby direct that my real property, should I own any at the time of my death or any interest in any real property, be administered as part of my estate subject to the control of my personal representative pursuant to T.C.A. 31-2-103.

I incorporate by reference, as fully as if copied verbatim herein, all the provisions and powers set forth in Section 3 of Chapter 110 of the Tennessee Public Act of 1963, the same being set forth in Tennessee Code Annotated Section 35-50-110, which section

 Marjorie M. Graham
MARJORIE M. GRAHAM

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enumerates the administrative powers that I hereby confer upon my personal representative.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament at Gallatin, Tennessee, on this the 10 day of March, 2017.

Marjorie M. Graham
MARJORIE M. GRAHAM

SIGNED, SEALED, PUBLISHED AND DECLARED by the Testatrix, MARJORIE M. GRAHAM, to be her Last Will and Testament in the presence of us, the undersigned, who, at her request and in her sight and presence and in the presence of each other have subscribed our names as witnesses and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date herein set out.

Kymberly N. Smith
SIGNATURE OF WITNESS

Glenda Todd
SIGNATURE OF WITNESS

STATE OF TENNESSEE
COUNTY OF SUMNER

Kymberly N. Smith AND Glenda Todd
(PRINTED NAME OF WITNESS) (PRINTED NAME OF WITNESS)

being duly sworn, make oath that they are the witnesses to the Last Will and Testament of MARJORIE M. GRAHAM being dated on the 10th day of March, 2017, and that at the time of the signing of said document, they and the Testatrix were more than eighteen (18) years of age, that said document was signed by MARJORIE M. GRAHAM in their presence, and that they, at the request of the Testatrix, and in their sight and presence and in the sight and presence of each other, subscribed their names as witnesses to said document and in

 Marjorie M. Graham
MARJORIE M. GRAHAM

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their opinion the Testatrix was at the time of sound mind and disposing memory, and that said Will was entered into without undue influence or coercion.

Kimberly N. Smith
SIGNATURE OF WITNESS

Glenda Fall
SIGNATURE OF WITNESS

SWORN to and subscribed before me,

this the 10th day of March, 2017.

Teresa J. Bennett
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC TERESA J. BENNETT COUNTY OF SUMNER MY COMM EXP. 07-23-2018

STATE OF TENNESSEE, COUNTY OF WILSON
I hereby certify the foregoing to be a true and perfect copy of the original instrument on file in this case.

7th day of Jan., 2026
MILLIE SLOAN, CLERK & MASTER
Lora Cam D. C&M

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

PAGE 6 OF MY WILL Marjorie M. Graham
MARJORIE M. GRAHAM

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Certificate of Authenticity

I, Kayla M. Costley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/06/2026
Date

Affiant Signature

01/09/2026
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9th day of January, 2026.

Notary's Signature

My Commission Expires: 6/28/2026
Date

Notary's Seal (if on paper)

KAREN J GREEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY