This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 W. Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1373090 DEEDQC
01/23/2026 01:27:30 PM 15 pgs
Fees: $77.00 Taxes: $0.00
20260123-0005982

New Owners:	Send Tax Bills to:	Map-Parcel #'s:
Charles Edward York, Jr. 730 Wildview Drive Nashville, TN 37211	New Owner	Ctrl Map: 119-16 Parcel: 037.00

EXECUTOR'S QUITCLAIM DEED

This Quitclaim Deed made on the 22 day of January 2026, by Jon Patrick Garrett as Personal Representative of the Estate of Charles Edward York, Sr., Grantor, to Charles Edward York, Jr., of 730 Wildview Drive, Nashville, County of Davidson, State of Tennessee, Grantee.

Charles Edward York, Sr. died testate on January 19, 2025. The estate was admitted to probate on April 9, 2025, in the Probate Court, Wilson County, Tennessee, Docket Number 2025PR156. A copy of said Will is attached hereto as **Exhibit A**. On April 9, 2025, the Court named Jon Patrick Garrett as Personal Representative of the Estate of Charles Edward York, Sr. and this Order is attached as **Exhibit B.** The Personal Representative is duly qualified. All known debts of the decedent have been paid. The TennCare Release has been received, a copy of which is attached as **Exhibit C**.

The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of Charles Edward York, Sr., Jon Patrick Garrett, Executor, quitclaims to all right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Battlewood Section Two, of record in Plan Book 1835, pages 95 and 96, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jimmy R. Culberson and wife, Vicki L. Culberson, by deed from C. W. Kesner and Wife, Martha Kesner, of record in Book 5204, page 557, said Register's Office.

This is improved property known as 730 Wildview Drive, Nashville, TN 37211.

T.C.A. § 67-4-409(a)(3)(C) exempts this instrument from tax, and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Executed this 22 day of January 2026.

Estate of Charles Edward York, Sr.

Jon Patrick Garrett, Personal Representative

STATE OF FLORIDA
COUNTY OF Seminole

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Jon Patrick Garrett**, Personal Representative of the Estate of Charles Edward York, Sr., with whom I am personally acquainted, or who proved to me upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

HARSHKUMAR PATEL
Notary Public - State of Florida
Commission # HH 687864
My Comm. Expires Jun 15, 2029
Bonded through National Notary Assn.

My commission expires: June 15, 2029

202601230005992

Last Will and Testament
of
Charles Edward York

Prepared by:
Shandi L. Fleeman, Attorney at Law
MERRITT, WEBB, WILSON & CARUSO, PLLC
7100 Commerce Way
Suite 260
Brentwood, Tennessee 37027
(800) 445-7893



LAST WILL AND TESTAMENT
OF
CHARLES EDWARD YORK

Introductory Clause. I, Charles Edward York, a resident of and domiciled in the City of Lebanon, County of Wilson, and State of Tennessee, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils at any time heretofore made by me.

I have two living children: PATRICIA LEE YORK JONES and CHARLES EDWARD YORK JR.

ITEM 1.
PAYMENT OF DEBTS

Payment of Debts, Expenses, and Taxes. The following provisions shall govern the payment of debts, expenses, and taxes by the Personal Representative of my estate.

1.1. **Direction to Pay Debts**. I direct that all my legally enforceable debts, secured and unsecured (except mortgages or deeds of trust, which may be paid or retained in the discretion of the Personal Representative), expenses related to my funeral, and expenses related to the administration of my estate shall be paid by my Personal Representative as soon as practicable after my death.

1.2. **Direction to Pay Taxes**. I direct that all estate, inheritance, succession, death or similar taxes (except generation-skipping transfer taxes which shall be charged to the property constituting the transfer in the matter provided by applicable law) assessed against my estate herein disposed of, or any part thereof, or on any bequest or devise contained in this my Last Will (which term wherever used herein shall include any Codicil hereto), or on any insurance upon my life or on any property held jointly by me with another or on any transfer made by me during my lifetime or on any other property or interests in property included in my estate for such tax purposes be paid out of my residuary estate and shall not be charged to or against any recipient, beneficiary, transferee or owner of any such property or interests in property included in my estate for such tax purposes.

1.3. **Specific Intent Regarding Life Insurance Payable to Estate**. It is my specific intention and direction that the proceeds of any life insurance policy payable to my Personal Representative or my estate shall be free from the claims of creditors and held and distributed under the dispositive provisions of this Will. My Personal Representative may use (but shall not under any circumstances be required to use) any portion of such proceeds as my Personal Representative deems advisable for the payment of debts, expenses and taxes, but only if my Personal Representative deems such use of the proceeds to be in the best interests of my legatees hereunder.

Initials C.E.Y

ITEM 2.
BEQUEST OF PERSONAL EFFECTS

Bequest of Specific Item of Personal Effects. I give and bequeath my 2021 Jeep Compass to my son, CHARLES EDWARD YORK JR, if he shall survive me.

ITEM 3.
DISPOSITION OF TANGIBLE PERSONAL PROPERTY

General Bequest of Personal and Household Effects with Mandatory Memorandum. I give and bequeath all my personal and household effects of every kind including but not limited to furniture, appliances, furnishings, pictures, silverware, china, glass, books, jewelry, wearing apparel, boats, automobiles, and other vehicles, and all policies of fire, burglary, property damage, and other insurance on or in connection with the use of this property, as follows:

3.1. I may leave a written memorandum disposing of certain items of my tangible personal property. Any such item of tangible personal property shall pass according to the terms of such memorandum in existence at the time of my death. If no such written memorandum is found or identified by my Personal Representative within ninety (90) days after my Personal Representative's qualification, it shall be conclusively presumed that there is no such memorandum and any subsequently discovered memorandum shall be ineffective. Any property given and devised to a beneficiary who is not living at the time of my death and for whom no effective alternate provision has been made shall pass according to the provisions of the following paragraph, and not pursuant to any anti-lapse statute. I realize that any such written memorandum may not be legally binding unless it meets the execution requirements of a Will or Codicil. If a memorandum attached hereto shall not meet such requirements, I nonetheless direct my Personal Representative to consider the contents of any such memorandum in making any discretionary divisions or distributions of such assets.

3.2. In default of such memorandum, or to the extent such memorandum does not completely or effectively dispose of such property, and subject to any specific bequest of tangible personal property or personal effects in this Last Will and Testament, I direct that my Personal Representative shall sell all of such property in a manner which will maximize the proceeds therefrom and such proceeds shall be distributed as part of the residue of my estate as set forth in Item 5 herein.

ITEM 4.
DEVISE OF REAL PROPERTY

Specific Devise of Real Property. I give and devise all right, title, and interest which I may own at the time of my death in and to the house and lot located at 730 Wildview Drive, Nashville, Tennessee, to my son, CHARLES EDWARD YORK JR, if he shall survive me.

Initials CEY

ITEM 5.
DISPOSITION OF RESIDUE

Outright Gift of All Property to Named Beneficiaries. I direct that all the rest, residue, and remainder of my property of every kind and description (including lapsed legacies and devises) wherever situated and whether acquired before or after the execution of this Will, shall be sold by my Personal Representative in a manner which will maximize the proceeds therefrom and such proceeds shall be distributed as follows: twenty-nine percent (29%) to JON PATRICK GARRETT, twenty-eight percent (28%) to CHARLES EDWARD YORK JR, twenty-eight percent (28%) to PATRICIA LEE YORK JONES, ten percent (10%) to GRADY DUNCAN, and five percent (5%) to RICHARD LEE GARRETT. Provided, however, if any named beneficiary shall not survive me, then the share of such deceased beneficiary shall be distributed pro rata to my other then-surviving beneficiaries.

ITEM 6.
PERSONAL REPRESENTATIVE APPOINTMENT

Naming the Personal Representative, Personal Representative Succession, and Personal Representative's Fees. The provisions for naming the Personal Representative, Personal Representative succession, and Personal Representative's fees are set forth below:

6.1. **Naming an Individual Personal Representative.** I hereby nominate, constitute, and appoint as Personal Representative of this my Last Will and Testament JOHN PATRICK GARRETT.

6.2. **Naming Individual Successor or Substitute Personal Representative.** If my individual Personal Representative should fail to qualify as Personal Representative hereunder, or for any reason should cease to act in such capacity, the successor or substitute Personal Representative shall be GRADY DUNCAN.

6.3. **Fee Schedule for Individual Personal Representative.** For his services as Personal Representative, my individual Personal Representative shall receive reasonable compensation for the services rendered and reimbursement for reasonable expenses.

ITEM 7.
MEANING OF PERSONAL REPRESENTATIVE

Definition of Personal Representative. Whenever the word "Personal Representative" or any modifying or substituted pronoun therefor is used in this my Will, such words and respective pronouns shall include both the singular and the plural, the masculine, feminine and neuter gender thereof, and shall apply equally to the Personal Representative named herein and to any successor or substitute Personal Representative acting hereunder, and such successor or substitute Personal Representative shall possess all the rights, powers and duties, authority, and responsibility conferred upon the Personal Representative originally named herein.

Initials

ITEM 8.
PERSONAL REPRESENTATIVE POWERS

8.1. **Powers for Personal Representative.** I grant to my Personal Representative any and all of the powers that a Personal Representative may exercise under the applicable laws of the State of Tennessee, including, but not limited to the powers enumerated in Tennessee Code Annotated § 35-50-110 which are incorporated herein by reference as well as the powers enumerated in Tennessee Code Annotated § 35-15-816 (being a subsection of the Tennessee Uniform Trust Code) which are likewise incorporated herein by reference, even if my estate or any trust hereunder is administered in a state other than Tennessee or any Personal Representative hereunder is a citizen or resident of a state other than Tennessee, to the extent that such state laws are not inconsistent with any express powers granted the Personal Representative hereunder.

8.2. **Examples of Powers of Personal Representative.** By way of illustration and not of limitation and in addition to any inherent, implied, or statutory powers granted to Personal Representatives generally, my Personal Representative is specifically authorized and empowered with respect to any property, real or personal, at any time held under any provision of this my Will: to allot, allocate between principal and income, assign, borrow, buy, care for, collect, compromise claims, contract with respect to, continue any business of mine, convey, convert, deal with, dispose of, enter into, exchange, hold, improve, incorporate any business of mine, invest, lease, manage, mortgage, grant and exercise options with respect to, take possession of, pledge, receive, release, repair, sell, sue for, to make distributions or divisions in cash or in kind or partly in each without regard to the income tax basis of such asset, and in general, to exercise all the powers in the management of my Estate which any individual could exercise in the management of similar property owned in his or her own right, upon such terms and conditions as to my Personal Representative may seem best, and to execute and deliver any and all instruments and to do all acts which my Personal Representative may deem proper or necessary to carry out the purposes of this my Will, without being limited in any way by the specific grants of power made, and without the necessity of a court order. In addition to the foregoing, my Personal Representative shall be authorized and granted full power to obtain my passwords and deal with any of my mail, electronic mail, membership accounts, social media, electronic, or other media accounts, web sites, and domain and other registration names, including the power to deal with, sell, or terminate any such accounts.

8.3. **Control Over Real Property by Personal Representative.** I direct, pursuant to Tennessee Code Annotated § 31-2-103, that any interests in real property which I shall own at the time of my death shall be administered as part of my estate and subject to the control of my Personal Representative, who shall dispose of the properties as set forth herein.

Initials C.E.Y

ITEM 9.
TAX-RELATED PROVISIONS

Tax-Related Administrative Provisions. The following provisions shall govern tax-related aspects of the devises, bequests and estate administration under this Last Will and Testament.

9.1. **Discretion Granted to Personal Representative in Reference to Tax Matters.** My Personal Representative as the fiduciary of my estate shall have the discretion, but shall not be required when allocating receipts of my estate between income and principal, to make adjustments in the rights of any beneficiaries, or among the principal and income accounts to compensate for the consequences of any tax decision or election, or of any investment or administrative decision, that my Personal Representative believes has the effect, directly or indirectly, of preferring one beneficiary or group of beneficiaries over others. In determining the state or federal estate and income tax liabilities of my estate, my Personal Representative shall have discretion to select the valuation date and to determine whether any or all of the allowable administration expenses in my estate shall be used as state or federal estate tax deductions or as state or federal income tax deductions.

ITEM 10.
MISCELLANEOUS PROVISIONS

Miscellaneous Administrative Provisions. The following miscellaneous provisions shall apply to the administration of my estate and the interpretation of this Last Will and Testament.

10.1. **Captions.** The captions and headings of this Will are for convenience only and shall not define or otherwise limit the provisions contained herein.

10.2. **State Law to Govern.** This Last Will and Testament shall be construed, regulated, and governed by and in accordance with the laws of the State of Tennessee.

ITEM 11.
TREATMENT OF BENEFICIARY'S SHARE UNDER AGE TWENTY-ONE

Provision for Personal Representative to Act as Trustee for Beneficiary Under Age Twenty-One. If any share or property hereunder becomes distributable to a beneficiary who has not attained the age of twenty-one (21) years or if any real property shall be devised to a person who has not attained the age of twenty-one (21) years at the date of my death, then such share or property shall immediately vest in the beneficiary, but notwithstanding the provisions herein, my Personal Representative acting as Trustee shall retain possession of the share or property in trust for the beneficiary until the beneficiary attains the age of twenty-one (21), using so much of the net income and principal of the share or property as my Personal Representative deems necessary to provide for the medical care, education, support, and maintenance in reasonable comfort of the beneficiary, taking into consideration to the extent my Personal Representative deems advisable any other income or resources of the beneficiary or his or her parents known to my Personal Representative. Any income not

Initials C.E.Y.

so paid or applied shall be accumulated and added to principal. The beneficiary's share or property shall be paid over, distributed and conveyed to the beneficiary upon attaining age twenty-one (21), or if he or she shall sooner die, to his or her personal representatives. Whenever my Personal Representative determines it appropriate to pay any money for the benefit of a beneficiary for whom a trust is created hereunder, then the amounts shall be paid out by my Personal Representative in such of the following ways as my Personal Representative deems best: (1) directly to the beneficiary; (2) to the legally appointed guardian of the beneficiary; (3) to some relative or friend for the care, support, and education of the beneficiary; (4) by my Personal Representative using such amounts directly for the beneficiary's care, support, and education. My Personal Representative as trustee shall have with respect to each share or property so retained all the powers and discretions conferred upon it as Personal Representative.

Testimonium Clause. IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament and, for the purpose of identification, I have initialed each such page, all in the presence of the persons witnessing same at my request on this the 14th day of December, 2024.

Charles Edward York
Testator

Attestation Clause. The foregoing Will was this the 14th day of December, 2024 signed, sealed, published and declared by the Testator as and for his Last Will and Testament in our presence and at one and the same time, and we, at his request and in his presence, and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution on the above date.

Witness
STEPHANIE York
Print Name
883 Meadowcrest Way
Address Line 1
(Number, Street, Apartment or Suite Number)
Lebanon, TN 37090
Address Line 2
(City, State, Zip Code)

Witness
Yuhjy Pierce
Print Name
226 Old Towne Dr
Address Line 1
(Number, Street, Apartment or Suite Number)
Mt. Juliet TN 37122
Address Line 2
(City, State, Zip Code)

PROOF OF WILL

STATE OF TENNESSEE)
) Self-Proving Affidavit
COUNTY OF ~~WILSON~~ Williamson)

We, Charles Edward York, Stephanie York, and Yuhjy Pierce, the Testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Testator signed and executed the instrument as his Last Will and that he had signed willingly (or willingly directed another to sign for him), and that he executed it as his free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Testator, and in the presence of each other, signed the Will as witness and to the best of our knowledge the Testator was at that time eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Charles Edward York
Charles Edward York
TESTATOR

WITNESS

WITNESS

Subscribed, sworn to, and acknowledged before me by Charles Edward York, the Testator, and subscribed and sworn to before me by Stephanie York and Yuhjy Pierce, witnesses, this the 14th day of December, 2024.

NICHOLE L. MCBRIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public for Tennessee NICHOLE L. MCBRIDE

My Commission Expires: 11/28/27

Initials C.E.Y.

LODGED

APR 09 2025

ENTERED
APR 09 2025
AT 9:45AM.

IN THE PROBATE COURT OF WILSON COUNTY, TENNESSEE

IN THE MATTER OF:
THE ESTATE OF CHARLES EDWARD YORK, SR., DECEASED
NO. 25PR 156

ORDER OPENING ESTATE FOR PROBATE
AND GRANTING LETTERS TESTAMENTARY

Based on an examination of the sworn Petition, the Court finds the following:

1. Petitioner is JON PATRICK GARRETT.

2. Decedent, CHARLES EDWARD YORK, SR., was a resident of Wilson County, Tennessee.

3. Decedent died in Wilson County, Tennessee, January 19, 2025, at the age of 70

4. Decedent left a Will dated December 14, 2024, which was properly signed and witnessed.

5. Decedent is survived by the following beneficiaries of his Estate:

   Jon Patrick Garrett, stepson (Adult)
   3839 Hampton Chase Lane, Sanford, FL 32771

   Charles Edward York, Jr., son (Adult)
   730 Wildview Drive, Nashville, TN 37211

   Richard Lee Garrett, stepson (Adult)
   2824 Residence Street, Alton, IL 62002

   Patricia York Jones, daughter (Adult)
   5140 Rock Springs Road, Smyrna, TN 37167

   Grady Duncan, friend (Adult)
   8859 Andalusion Way, Tascassas, TN 37085

6. Decedent owned real property.

7. Decedent owned personal property which the Petitioner believes is worth more than $50,000 but is not of a sufficient amount such that it would exceed the Federal Estate Tax exemption.

EXHIBIT
B

8. Decedent did not own or have a controlling interest in any ongoing business or economic enterprise that is or may be part of the estate to be administered.

9. Item 6 of Decedent's Will names JON PARICK GARRETT as Personal Representative of Decedent's Estate.

10. Decedent's Will makes no mention of any requirement for bond, inventory or accountings.

11. JON PATRICK GARRETT is qualified and willing to serve as Personal Representative of the Estate.

WHEREFORE, based on these findings, the Court orders the following:

1. The Decedent's Last Will and Testament dated December 14, 2024, is valid and proper and is therefore admitted to probate, and the Estate is hereby opened for administration.

2. JON PATRICK GARRETT, is appointed to serve as the Personal Representative of the Decedent's estate.

3. The Clerk shall administer the Oath and issue Letters Testamentary to the Personal Representative, JON PATRICK GARRETT.

4. Notice of this proceeding shall be provided to all beneficiaries of the Will.

5. Notice by publication shall be given for creditors of Decedent's estate requiring them to file their claims pursuant to I.C.A. § 30-2-306.

6. The requirements of bond, inventory and accountings are required unless waived by all beneficiaries. Bond/Inventory hearing set for June 11, 2025 @ 9:00am

ENTERED this 9th day of April 2025.

Ensley Hagan

Judge Ensley Hagan

APPROVED FOR ENTRY:

J. Michael Robbins, #32312
VASEK & ROBBINS, PLLC
Counsel for the Estate of Charles Edward York, Jr.
103 West Main Street
Lebanon, TN 37087
(615) 549-8909 Phone
(615) 656-0067 Fax
jmr@vrlawtn.com

CERTIFICATE OF SERVICE

I, J. Michael Robbins hereby certify that a true and correct copy of the forgoing has been sent via U.S. Mail, postage prepaid, to the following:

Jon Patrick Garrett
3839 Hampton Chase Lane
Sanford, FL 32771

Charles Edward York, Jr.
730 Wildview Drive
Nashville, TN 37211

Richard Lee Garrett
2824 Residence Street
Alton, IL 62002

Patricia York Jones
5140 Rock Springs Road
Smyrna, TN 37167

Grady Duncan
8859 Andalusion Way
Lascassas, TN 37085

This 7th day of ~~March~~ April 2025.

J. Michael Robbins

202601230005982

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

#

March 4, 2025

J. Michael Robbins
103 W. Main St.
Lebanon, TN 37087

RE: York, Sr., Charles Edward Date of Death: 1/19/2025 SSN: xxx-xx-3514
Our File Number: 151429

J. Michael Robbins:

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

EXHIBIT
C

Under 2024

Certificate of Authenticity

I, Avery Alsup, do hereby make oath that I am a licensed attorney and/or 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 January 22, 2026.

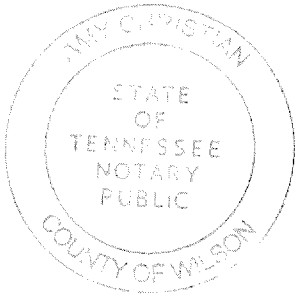
Avery Alsup

1-23-26
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 23rd day of January 2026.

Amy Christian
Notary Public



My Commission Expires: 5-14-29