Karen Johnson Davidson County
Batch# 1409752 DEEDQC
04/22/2026 10:40:30 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20260422-0033221

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

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 TENNESSEE
COUNTY OF Davidson

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

Maria Guion
AFFIANT

Subscribed and sworn to before me, this 21 day of April 2026.

Felicia Lopez
NOTARY PUBLIC
My Commission Expires: 10/4/2027

FELICIA LOPEZ NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 10/04/2027 DAVIDSON COUNTY

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barry K. Davis P.O. Box 95 Alcoa, TN 37701	New Owner	10409007700

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, **BARRY DAVIS, EXECUTOR OF THE ESTATE OF JAMES A. CLODFELTER**, *deceased*, ("Grantor") does hereby quitclaim, transfer and convey unto **BARRY K. DAVIS** ("Grantee"), its 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:

Land in Davidson County, Tennessee, being the easterly 14.1 feet of Lot No. 152 and the westerly 35.9 feet of Lot No. 150 on the Plan of Richland Realty Company's Second Subdivision B, of record in Book 332, page 92, Register's Office for said County.

Said parts of Lots Nos. 150 and 152 front together 50.0 feet on the southerly margin of Central Avenue, and extend back between parallel lines 192.5 feet to a dead line on the rear.

Being the same property conveyed to James A. Clodfelter, unmarried, by Warranty Deed from Mary E. Marshall (formerly Mary E. Stewart) and husband,

Don L. Marshall, of record in Book 5742, Page 128, Register's Office for Davidson County, Tennessee.

The said James A. Clodfelter (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on January 22, 2026. Decedent's Last Will and Testament dated July 31, 1986 (the "Will"), was admitted to probate on March 23, 2026 under Docket Number 26P500 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, Barry Davis 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 his real property and residuary estate to his sister, Myrna C. Davis, and further devised his residuary estate to Barry K. Davis, if Myrna C. Davis predeceased. The said Myrna C. Davis predeceased Decedent on April 13, 2024, as evidenced by her death certificate attached hereto as **Exhibit 4**. Barry Davis was the sole heir-at-law and beneficiary of the Last Will and Testament of Myrna C. Davis, as evidenced by **Exhibit 5**. Therefore, said Property vested in **BARRY K. DAVIS** upon Decedent's death pursuant to T.C.A. § 31-2-103. Barry Davis is one and the same person as Barry K. Davis.

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

This is **improved** property known as: **3627 CENTRAL AVENUE, NASHVILLE, TENNESSEE 37205**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of April 2026.

ESTATE OF JAMES A. CLODFELTER

BARRY DAVIS, *Executor*

[NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barry Davis,** 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 James A. Clodfelter** 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 8th day of April 2026.

Diana Fisher
Notary Public
My Commission Expires: November 22, 2028

DIANA FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 11-22-2028

Exhibit 1

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

IN THE ESTATE OF:	)	
JAMES A. CLODFELTER,	)	No. 26R600
Decedent.	)	

ORDER GRANTING PETITION TO OPEN TESTATE ESTATE AND APPOINT EXECUTOR

In accordance with Tennessee Code Annotated Section 30-1-117, Barry Davis has filed a Petition to open the testate estate of James A. Clodfelter and appoint an executor. All information required by applicable statute and local rule is in the record. The Decedent's original Last Will and Testament is in the possession of the Circuit Court Clerk. Petitioner's attorney has filed a request that the Court review the Petition and enter an order without a hearing. The Court concludes upon consideration of the entire record, and without a hearing, that the petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. The Estate of James A. Clodfelter is opened as a testate estate.
2. The Decedent's Last Will and Testament, dated July 31, 1986, is admitted to probate in common form (and not in solemn form).
3. Barry Davis 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 either a) pursuant to the will or b) upon the written consent or request of all residuary beneficiaries under the will.
7. Inventory is waived either a) pursuant to the will or b) upon the written consent or request of all residuary beneficiaries under the will.
8. Annual accountings are waived either a) pursuant to the will or b) upon the written consent or request of all residuary beneficiaries under the will.

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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 OF JUDGE OR SPECIAL MASTER IS 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

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:

Barry Davis
PO Box 95
Alcoa, TN 37701

this 18th day of March, 2026.

/S/Kate Nyquist
Kate Nyquist

Case Title:	DAVIS V CLODFELTER
Case Number:	26P500
Type:	APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek, Probate Special Master

Electronically signed on 2026-03-23 11:23:05 page 3 of 3

Exhibit 2

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **BARRY DAVIS** DOCKET NO: **26P500**

*It appearing to the Court that **JAMES A. CLODFELTER** 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 **BARRY DAVIS**, 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 **March 23rd, 2026**.*

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 **BARRY DAVIS** as **Executor** of the estate of **JAMES A. CLODFELTER**, deceased, and I do further certify that **BARRY DAVIS** is still acting **Executor** of the estate of **JAMES A. CLODFELTER** 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 23rd day of March, 2026

JOSEPH P. DAY, Clerk

_____ D.C.

EFILED 03/18/26 09:39 AM CASE NO. 26P500 Joseph P. Day, Clerk

Exhibit 3

LAST WILL AND TESTAMENT

OF

JAMES ALFRED CLODFELTER

I, **JAMES ALFRED CLODFELTER**, of 3627 Central Avenue, Nashville, Davidson County, Tennessee, hereby revoke my previous wills and codicils and declare, make and publish this to be my last will and testament; to wit:

I.

I direct my Executor to pay all of my just debts, the expenses of my funeral and the expenses and costs of the administration of my estate.

If a debt is secured by a deed of trust or by another security instrument, my executor may elect to either pay the debt in full or to pay the debt according to its terms. If my executor elects not to pay the debt in full, the property securing the debt will pass to the recipient subject to the lien of the deed of trust or other security instrument.

However, if my executor elects to permit the property to pass subject to the lien of a deed of trust or other security instrument and if the creditor files a claim against my estate so that my executor must pay the debt, my executor shall collect the amount my estate paid to the creditor from the recipient of the property.

II.

The undivided interest in the farm which I own in Stanly County, North Carolina, which was inherited from my mother, I do will, devise and bequeath to my sister, Myrna C. Davis.

III.

I do will, devise and bequeath to my sister, Myrna C. Davis, all the real estate that I may own at the time of my death, wherever the same may be located.

IV.

I give, devise and bequeath to Julie and Russell McCown any cats which I may own at the time of my death.

EFILED 03/18/26 09:39 AM CASE NO. 26P500 Joseph P. Day, Clerk

V.

I do will, devise and bequeath unto Barry K. Davis, Trustee, in trust nevertheless, the sum of twelve thousand dollars ($12,000) for the following uses and trusts and for no other purposes whatsoever.

I do hereby direct my said Trustee to invest and reinvest such funds according to the laws governing trusts in the State of Tennessee.

I direct my said Trustee to pay the income from said trust estate to Julie and Russell McCown for and during the terms of life of the cats given, devised and bequeathed to them by this will. It is my intent by this trust to provide for the comfort and care of such cats. In the event it shall become necessary for the comfort and care of any of the cats, I direct that my said Trustee and do hereby empower him to encroach on the corpus of said trust estate insofar as it shall be necessary for the comfort and care of said cats. The encroachment herein authorized shall be at the sole discretion of my said trustee. Upon the death of the last of such cats, I direct my said Trustee to pay over all of the balance of my said trust estate to my sister, Myrna C. Davis.

VI.

All the rest, residue and remainder of my property, personal, real or mixed, of whatever character or wherever situated, I hereby bequeath and devise to my sister, Myrna C. Davis. But in the event that said Myrna C. Davis should predecease me, I do give, devise and bequeath such property to my nephew, Barry K. Davis.

VII.

I do hereby nominate, constitute and appoint my nephew, Barry K. Davis, Executor of my Last Will and if he will so serve, I do hereby expressly excuse him from the making of any bonds or accountings insofar as I am permitted by law to do so.

EFILED 03/18/26 09:39 AM CASE NO. 26P500 Joseph P. Day, Clerk

IN WITNESS WHEREOF, I have hereunto set my hand on this page of my Will, consisting of two pages besides this, on this the 31st day of July, 1986, in Nashville, Tennessee, and pursuant to Tennessee Code Annotated, Section 32-2-110, I request the attesting witnesses to make the Affidavit set out below.

James Alfred Clodfelter
James Alfred Clodfelter
Testator

ATTEST TO EXECUTION OF WILL:

Ellen C. Towles residing at 406 Acuff Ave. Nashville, TN 37203

Alice W. Abbey residing at 5029 N. Wilson Dr Nashville Tn 37211

Judy Campbell residing at 238 Bonnabrook Dr. Hermitage, 37076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Ellen C. Towles, Alice W. Abbey and Judy Campbell, after first being duly sworn, make oath that the foregoing Will was signed by JAMES ALFRED CLODFELTER, as and for, and at that time, acknowledged, published and declared by him to be his Will, in the sight and presence of us, the undersigned, who at his request and in his sight and presence, and sight and presence of each other, have subscribed our names as attesting witnesses on the 31st day of July, 1986; and we further make oath that the Testator was of sound mind and disposing memory, and not acting under the fraud, menace, or undue influence of any person, and was more than eighteen (18) years of age; and that each of the attesting witnesses is more than eighteen (18) years of age.

Ellen C. Towles
Alice W. Abbey
Judy Campbell

Sworn to and subscribed before me this the 31st day of July, 1986.

Notary Public

My Commission Expires: 1-21-90

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

Exhibit 4

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 023509

1. Decedent's Legal Name: MYRNA JEAN DAVIS			2. Sex: FEMALE	3. Date of Death: 04/13/2024
4. Time of Death (Approx.): 12:36 AM	5a. Age: 96	6. Date of Birth: 03/17/1928	7. Birthplace: BLOUNT COUNTY, TN	
8a. Place of Death: NURSING HOME/LONG TERM CARE				
8b. Facility Name: SHANNONDALE OF MARYVILLE		8c. City or Town: MARYVILLE		8d. County of Death: BLOUNT
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: SECRETARY		11b. Kind of Business/Industry: ALCOA ELECTRIC
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: BLOUNT		13c. City or Town: ALCOA
13d. Street and Number: 1556 MAURY STREET		13e. Inside City Limits? YES	13f. Zip Code: 37701	14. Was Decedent ever in US Armed Forces? NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO		17. Decedent's Race: WHITE	
18. Father's Name: NT CLODFELTER		19. Mother's Name Prior to First Marriage: WILLIE FORREST		
20a. Informant's Name: BARRY DAVIS	20b. Relationship to Decedent: SON	20c. Mailing Address: PO BOX 99, ALCOA, TN 37701		
21a. Method of Disposition: CREMATION	21b. Place of Disposition: LIFE AND LEGACY CREMATION CENTER		21c. Location: MARYVILLE, TN	
22a. Signature of Funeral Director: ▶ /e/ ROGER D JENNINGS	22b. License Number: 5690	22c. Signature of Embalmer: ▶		22d. License Number
23a. Name and Address of Funeral Home: SMITH FUNERAL AND CREMATION SERVICE, INC., 1402 TUCKALEECHEE PIKE, MARYVILLE, TN 37803-6123				23b. License Number: 108
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 04/17/2024		

26. Certifier
26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ▶ /e/ DAVID KNOLL	27b. License Number: 027806	27c. Date Signed: 04/17/2024

27d. Name and Address: DAVID KNOLL 313 NORTH HOUSTON STREET, MARYVILLE, TN 37801

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the above item on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. [redacted]	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death? NO	32. If Female: NOT PREGNANT WITHIN PAST YEAR		
33. If Transportation Injury, Specify.	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Apr-24-2024

016104553

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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Exhibit 5

LAST WILL AND TESTAMENT OF MYRNA C. DAVIS

I, Myrna C. Davis, a citizen and resident of Blount County, Tennessee, being of sound mind and disposing memory, hereby make, publish and declare this my Last Will and Testament, hereby revoking any and all wills or codicils to wills heretofore made by me.

I.

I direct that my Personal Representative, hereinafter named, shall pay all of my legally enforceable debts out of the first monies which may come into his hands as such Personal Representative.

II.

I may make a list of items of personal property and the recipients thereof which I may file with my Will, and I direct that my Personal Representative shall deliver said items to the persons named in said list.

III.

All the rest, residue and remainder of my property, whether real, personal or mixed and wheresoever the same may be situated, I will, devise and bequeath to my son, Barry Davis, to be his absolutely.

IV.

In the event my said son, Barry Davis, predeceases me, I will, devise and bequeath all the rest, residue and remainder of my property, whether real, personal or mixed and wheresoever the same may be situated to my daughter-in-law, Sylvia Davis, to be hers absolutely.

I hereby certify that the within is a true copy of the original filed in this court
Stephen S. Clyde
Clerk & Master

V.

I hereby nominate and appoint my son, Barry Davis, to be the Personal Representative of this my Last Will and Testament and excuse him from making bond, inventory, accounting and settlement as such Personal Representative.

In the event my son, Barry Davis, is unable to serve as Personal Representative, I nominate and appoint my daughter-in-law, Sylvia Davis, to be the Personal Representative of this my Last Will and Testament and excuse her from making bond, inventory, accounting and settlement as such Personal Representative.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal on this the 14th day of July, 2020.

Myrna C. Davis

Signed by the said Myrna C. Davis, as and for 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 sight and presence of each other, have subscribed our names hereto as attesting witnesses, the day and date first above written.

STATE OF TENNESSEE)
SS
BLOUNT COUNTY)

The undersigned, being first duly sworn, make oath that we were attesting witnesses to the Last Will and Testament of Myrna C. Davis, Testatrix, dated the 14th day of July, 2020; that the Testatrix signed this instrument and acknowledged it to be her Last Will and Testament in our presence; that each of us signed the instrument in the presence of the

202604220033221

Testatrix and at the Testatrix's request and in the presence of each other; and that each of us believed the Testatrix to be of sound mind and memory at the time of signing.

Subscribed and sworn to before me, this the 14th day of July, 2020.

NOTARY PUBLIC

LINDSEY C. STRATTON
NOTARY PUBLIC
STATE OF TENNESSEE
BLOUNT COUNTY

My commission expires:

1/25/23

Certificate of Authenticity

I, Adam Barber, 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 8 April 2026.

Date

Affiant Signature

21 April 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of April, 2026.

Notary's Signature

My Commission Expires: 10-4-2027
Date

Notary's Seal (if on paper)

FELICIA LOPEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY