Karen Johnson
Batch # 1421002
05/15/2026 08:52:57 AM
Fees: $72.00 Taxes: $0.00
Davidson County
DEEDQC
14 pgs
20260515-0043754

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**.

Ben M Jacobs
AFFIANT

Subscribed and sworn to before me, this 14 day of May ~~2025~~ 2026

Jennifer Sheppard
NOTARY PUBLIC
My Commission Expires: 5/18/2029

JENNIFER SHEPPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ben M. Jacobs, *et al.* 8449 Merrymount Drive Nashville, Tennessee 37221	New Owner	090 11 0 009.00

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, **Ben M. Jacobs and Melanie J. Larson, Co-Personal Representatives of the Estate of Jinnette G. Jacobs**, ("Grantors") do hereby quitclaim, transfer and convey unto **Ben M. Jacobs and Melanie J. Larson** ("Grantees") to hold as joint tenants in common, their successors and assigns, all of Grantors' right, title and interest in certain improved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 632 on the Plan of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for said County

Said Lot No. 632 fronts 71 feet on the westerly side of River Rouge Drive and extends back between parallel lines. 240 feet to the surveyed base line on which it measures 71 feet, and continues back 35.0 feet, more or less, on the northerly line and 30 feet ore or less on the southerly line, to a line marking the edge of water, June 1959, on which it measures 73 feet, more or less.

Being the same property conveyed to James M. Jacobs and wife, Jinnette G.

Jacobs, by Warranty Deed from Owen L. Frisbey and wife, Hazel T. Frisbey, of record in Book No.4817, Page 51, Register's Office for Davidson County, Tennessee.

The said James M. Jacobs died on February 5, 1998, and Jinnette G. Jacobs became the sole owner of the property by operation of law. Jinnette G. Jacobs (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on December 10, 2023. Decedent's Last Will and Testament dated April 8, 2009 (the "Will"), was admitted to probate on July 8, 2024, under Docket Number 24P1228 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, Ben M. Jacobs and Melanie J. Larson were appointed as Co-Personal Representatives 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 interest in real property located at 637 Ricer Rouge Drive, Nashville, Tennessee and her residuary estate to **Ben M. Jacobs and Melanie J. Larson** in equal shares.

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

This is **improved** property known as: **637 River Rouge Drive, Nashville, Tennessee 37209.**

[Signatures and accompanying notary stamps appear on the following page.]

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 14 day of May ~~2025.~~ 2026.

Ben M Jacobs

BEN M. JACOBS, Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben M. Jacobs**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Personal Representative** of the **Estate of Jinnette G. Jacobs** and in his capacity as such **Personal Representative**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of May ~~2025.~~ 2026

Notary Public

My Commission Expires: 5/08/2029

JENNIFER SHEPPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Melanie J. Larson

MELANIE J. LARSON, Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melanie J. Larson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as **Personal Representative** of the **Estate of Jinnette G. Jacobs** and in her capacity as such **Personal Representative**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of May ~~2025.~~ 2026

Notary Public

My Commission Expires: 5/08/2029

JENNIFER SHEPPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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

IN RE: ESTATE OF JINNETTE G. JACOBS, Decedent.	)))	**No. _____**

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

This cause came to be heard before the Honorable Andra Hedrick, Seventh Circuit Court Judge for Metropolitan Nashville and Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Melanie J. Larson and Ben M. Jacobs, ("Petitioners"). 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 April 8, 2009, was properly executed and witnessed by two persons. The Attestation Clause of the witnesses is attached to the Last Will and Testament. There is no opposition to the requested relief. From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** that the Last Will and Testament of the Decedent, dated April 8, 2009, shall be admitted for the purpose of probate. Notice to Creditors shall be given by the Clerk of the Court through publication or as otherwise required by law.

It is, further, **ORDERED** that Petitioners, Melanie J. Larson and Ben M. Jacobs,

shall be appointed Co-Personal Representatives of the Estate of Jinnette G. Jacobs. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirements of posting a Bond, filing an Inventory, and filing Interim and Annual Accountings are waived pursuant to the provisions of Decedent's Last Will and Testament and the request of Petitioners.

It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED**.

[JUDGE'S ELECTRONIC SIGNATURE PAGE TO FOLLOW]

APPROVED FOR ENTRY:
Submitted electronically and subject to Court revisions



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
jsheppard@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:

Melanie J. Larson
492 Broadwell Drive
Nashville, TN 37220

Ben M. Jacobs
8449 Merrymount Drive
Nashville, TN 37221

This 12 day of June 2024.

Jennifer Sheppard

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: BEN M. JACOBS and MELANIE J. LARSON DOCKET NO: 24P1228

It appearing to the Court that ***JINNETTE G JACOBS*** *has died leaving a written Will in which you are appointed* ***Co-Executors*** *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 ***BEN M. JACOBS and MELANIE J. LARSON****, 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 ***July 8th, 2024****.*

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 BEN M. JACOBS and MELANIE J. LARSON as Co-Executors of the estate of JINNETTE G JACOBS, deceased, and I do further certify that BEN M. JACOBS and MELANIE J. LARSON are still acting Co-Executors of the estate of JINNETTE G JACOBS 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 8th day of July, 2024.

JOSEPH P. DAY, Clerk

_____ D.C.

EXHIBIT 1
Last Will and Testament



LAST WILL AND TESTAMENT

OF

JINNETTE G. JACOBS

I, **JINNETTE G. JACOBS**, of 637 River Rouge Drive, Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this to be my Last Will and Testament, revoking any and all other Wills and Codicils to Wills heretofore made by me. If any portion of this Will should be found to be incongruent with the laws of the State of Tennessee at the time of its execution, the incongruence shall not invalidate the entire Will. Such of the Will as may be distributed in accord with the existing law to the satisfaction of my expressed intent shall be so distributed. The portion or portions of the Will that are incongruent with the law existing, as of the date of my death and the execution of this Will, shall be distributed pursuant to the statutes of descent and distribution.

ITEM I

I order and direct that all my just debts, funeral expenses as well as the costs of administration and settlement of my estate, are to be paid out of my general estate by my Executor as soon as practicable after my death. To this end, I authorize my Executor to sell any of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale. I expressly authorize my Executor to make distribution in kind. I further authorize my Executor in his sole discretion to use insurance proceeds, payable to my estate to satisfy any debts or taxes of my estate. All inheritance and estate taxes assessable by reason of my death shall be discharged by my estate

JJG

without charge or apportionment against any beneficiary of assets whether passing under this Will or otherwise.

ITEM II

I hereby give, devise and bequeath all of my personal property, of whatever kind and wherever situated, to my children, **MELANIE J. LARSON and BEN M. JACOBS**, to be split equally between them.

I hereby give, devise and bequeath all of my interest in the property located in Panama City Beach, Florida, to my children, **MELANIE J. LARSON and BEN M. JACOBS**, to be split equally between them.

I hereby give, devise and bequeath all of my interest in the properties located at 200 Oceola Avenue and 202 Oceola Avenue in Nashville, Tennessee, to my children, **MELANIE J. LARSON and BEN M. JACOBS**, to be split equally between them.

I hereby give, devise and bequeath all of my interest in the property located at 637 River Rouge Drive, Nashville, Tennessee, to to my children, **MELANIE J. LARSON and BEN M. JACOBS**, to be split equally between them.

I hereby give, devise and bequeath any and all monies, bank accounts and certificates of deposit to my children, **MELANIE J. LARSON and BEN M. JACOBS**, to be split equally between them.

I hereby give, devise and bequeath all of my interest in the business known as Jacobs Auto Sales to my children, **MELANIE J. LARSON and BEN M. JACOBS**, to be split equally between them.

JJB

I hereby give, devise and bequeath any and all remaining assets, monies, and property which I may own at the time of my death, real, personal or mixed, tangible or intangible, of whatsoever nature, to my children, **MELANIE J. LARSON and BEN M. JACOBS**, to be split equally between them.

ITEM IV

I hereby nominate, constitute and appoint my children, **MELANIE J. LARSON and BEN M. JACOBS**, of Nashville, Davidson County, Tennessee to serve as Co-Executors of this, my Last Will and Testament. Further, I direct that no inventory be filed and no bond be posted. I further vest my said Co-Executors with full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my death at such time and price and upon such terms and conditions as they may determine to be fair and equitable and to do every other act and thing necessary or appropriate for the complete distribution under the terms of this Will. My Co-Executors' power to sell, transfer and convey my property, both real and personal, will be subject only to the provisions listed within either this Will or any codicil that may be joined hereto. I incorporate by reference, as fully as if copied verbatim, all the provisions and powers set forth in **TENN. CODE ANN. § 35-50-110**, to the extent applicable, of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers are granted notwithstanding that said statute may be amended hereafter or repealed at the time of my death. Further, I direct that my attorney, Martin A. Kooperman, probate my estate.

IN WITNESS WHEREOF, I hereunto set my hand to this my Last Will and Testament at Nashville, Davidson County, Tennessee, on this 8th day of April, 2009.

Jinnette G. Jacobs

JINNETTE G. JACOBS

ATTESTATION

The foregoing instrument, consisting of this and three preceding typewritten pages, which, for the purpose of identification, has been initialed by the Testatrix on each such page, was signed declared and published by the Testatrix, **JINNETTE G. JACOBS**, 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 sight and presence of each other, have subscribed our names as witnesses.

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 on the date herein set out, this the 8th day of April, 2009, at Nashville, Davidson County, Tennessee.

Jonis M. Abrams
Witness

2435 A Eastland Ave
Address

Nash Tn 37206
City/State/Zip

Betty Cheney
Witness

110 Oak Valley Dr.
Address

Nashville, TN 37207
City/State/Zip

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

JANIE ABRAMS and **BETTY CHERRY** being duly sworn according to law, make oath that they are the witnesses to the **LAST WILL AND TESTAMENT OF JINNETTE G. JACOBS,** of said Will, being dated on the 8th day of April, 2009. They further made oath that, at the time of the signing of said Will, they and the Testatrix were more than eighteen (18) years of age, that said Will was signed by **JINNETTE G. JACOBS** in their sight and presence, and that they, at the request of the Testatrix, and in her sight and presence and in the sight and presence of each other, subscribed their names as witnesses to said Will. They further made oath that, in their opinion, the Testatrix, **JINNETTE G. JACOBS**, was, at the time, of sound mind and disposing memory, and that said Will was entered into without undue influence or coercion.

Janie M. Abrams
WITNESS

Betty Cherry
WITNESS

Personally appeared before me, a Notary Public in and for said County and State, the within named witnesses, **JANIE ABRAMS** and **BETTY CHERRY**, with whom I am personally acquainted, or who proved to me, on the basis of satisfactory evidence, that they witnessed the Testatrix executing the foregoing Last Will and Testament for the purposes therein contained.

WITNESS MY HAND and official seal this 8th day of April, 2009.



NOTARY PUBLIC AT LARGE

My Commission Expires: 3/23/2011