SCANNED
by 5-15-2026

IN THE CHANCERY COURT FOR CHEATHAM COUNTY, TENNESSEE

IN RE:	)	
	)	
PROBATE OF THE LAST WILL AND TESTAMENT OF CHARLIE H. TRITSCHLER, JR.	)	NO. P-4191
	)	
	)	
	)	

Karen Johnson Davidson County
Batch # 1424814 WILL
05/26/2026 09:02 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260526-0047327

FILED 5-12-2026
ENTERED 5-12-2026
PROBATE BOOK 31 PAGE 688
RHONDA VAUGHN, Clerk & Master

ORDER GRANTING PROBATE OF WILL AS MUNIMENT OF TITLE ONLY

This matter was set to be heard on THE 5th day of May, 2026. The Court has reviewed the Petition of **Stuart Bruce Anderson** to probate the Last Will and Testament of **Charlie H. Tritschler, Jr.** as a muniment of title only. The Court has conducted a hearing if necessary.

The Court finds that all information required by local rule and statute including Tennessee Code Annotated Section 32-2-111 is in the record, that a copy of the Last Will and Testament of **Charlie H. Tritschler, Jr.** has been tendered to the Chancery Court Clerk & Master and it appears upon the representations of counsel that all interested persons were given a copy of the Petition and notice of the hearing.

Stuart Bruce Anderson alleges that **Charlie H. Tritschler, Jr.** died having an ownership interest in the following real estate and/or personal property:

4207 Murphy Road, Nashville, TN 37209.

The Court concludes upon consideration of the Petition, witness testimony and arguments of counsel (if applicable) and entire record that the Petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. The Last Will and Testament of **Charlie H. Tritschler, Jr,** dated **January 2, 1986,** is admitted to probate in common form (and not in solemn form) as a muniment of title to the above described real estate and/or personal property only.
2. An executor shall not be appointed.
3. Letters testamentary shall not be issued.
4. A Notice to Creditors shall not be published.
5. No bond shall be required.
6. No reporting to the Court shall be required.

CHANCERY COURT SEAL CHEATHAM COUNTY, TN
I CERTIFY THIS TO BE A TRUE COPY
May 12 2026
Rhonda Vaughn C&M

7. Court costs are taxed to **Stuart Bruce Anderson**.

8. This is a final order such that the case shall close upon entry of the order.

SO ORDERED this the 11 day of May, 2026.

CHANCELLOR SUZANNE M. LOCKERT-MASH

APPROVED FOR ENTRY:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: */s/ Thomas J. Dement II*

Thomas J. Dement II
BPRN 17950
Sandra L. Adams
BPRN 26165
Attorneys for Petitioner
750 Old Hickory Blvd.
Building One, Suite 200
Brentwood, TN 37027
(615) 255-7722
Thomas.dement@leitnerfirm.com
sandra.adams@leitnerfirm.com

LAST WILL AND TESTAMENT

OF

Case No. P-662

CHARLIE H. TRITSCHLER, JR.

FILED 6-2-97 AT 11:30 am
Vera Sanders CLERK & MASTER

I, Charlie H. Tritschler, Jr., of Cheatham County, Tennessee, being of sound mind and disposing memory, do hereby make, declare and publish this my Last Will and Testament, hereby revoking any and all wills and codicils heretofore made by me.

ARTICLE I.

I hereby nominate and appoint my daughter, Margaret Tritschler Anderson as Executrix of this my Last Will and Testament. If she is unable or unwilling to serve as Executrix, I then nominate and appoint Gary L. Scott, as Executor of this my Last Will and Testament. I direct that neither of them shall be required to make or execute bond or surety in this capacity.

ARTICLE II.

ENTERED WILL BOOK 3
PAGE 631, 6-3, 1997

I hereby direct my Executrix or Executor to pay all of my just debts, taxes and expenses of my funeral, and expense, if any, of the administration of my estate, out of any and all funds coming into their hands as Executrix or Executor.

ARTICLE III.

I hereby give, devise, and bequeath my real property situated in Pegram, Tennessee, and known as Lot 35 of Evergreen Acres, unto my daughter Margaret Tritschler Anderson. I hereby give, devise and bequeath unto my son Charlie H. Tritschler, III, my real property situated in Davidson County, Tennessee, and being known as 4307 Murphy Road, Nashville, Tennessee.

ARTICLE IV.

I direct my Executrix or Executor to have both of the

parcels of real property mentioned in Article III above appraised to ascertain their value as of the time of my death. I hereby direct that my Executrix or Executor shall pay, in cash, to the beneficiary receiving the parcel of real property of lesser value a sum which shall be the difference in the appraised value of the more valuable property and the appraised value of the less valuable property.

ARTICLE V.

After all the items in Article II have been paid, and after the items in Article III have been distributed, and the cash payment in Article IV has been made, then I give, devise, and bequeath the rest, residue and remainder of my property, whether acquired before or after the execution of this Will, and wherever situated, unto my two children, Margaret Tritschler Anderson and Charlie H. Tritschler, III, in equal shares.

IN WITNESS WHEREOF I have hereunto set my hand to this page and the preceeding page, of my Last Will and Testament, this the 2nd day of January, 1986.

Charlie H. Tritschler, Jr.

The said Charlie H. Tritschler, Jr., being of sound mind and disposing memory, signed, the foregoing instrument in our presence as and for his Last Will and Testament, and signified and declared to us that same was his Last Will and Testament, and we, the undersigned, at his request and in his presence and sight and in the presence and sight of each other have subscribed our names hereto as attesting witnesses on the day and date above written at Ashland City, Tennessee, Cheatham County.

Sam M. Balthrop residing at: Route Six,
Ashland City, Tennessee

residing at: Route One
Ashland City, Tennessee

AFFIDAVIT

STATE OF TENNESSEE §
§
COUNTY OF CHEATHAM §

We, the undersigned, being first duly sworn, make oath that Charlie H. Tritschler, Jr., on the day and date above written, declared and signified to us that this instrument is his Last Will and Testament; that he then signed said instrument in our sight and presence; that we, at his request and in his sight and presence, and in the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of execution the Testator was more than eighteen (18) years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned each being more than eighteen (18) years of age, make and sign this Affidavit at the Testator's request on the day and date above written.

Sam M. Balthrop

SWORN TO and SUBSCRIBED before me this the 2nd day of January, 1986.

NOTARY PUBLIC

My Commission Expires: October 12, 1986

COPY

Will of Charlie Henry Tritschler III

WITNESSES

We, the witnesses, sign our names to this instrument, and declare that the testator willingly signed and executed this instrument as the testator's last will.

Each of us, in the presence of the testator, and in the presence of each other, sign this will as witness to the testator's signing.

To the best of our knowledge, the testator is of the age of majority or otherwise legally empowered to make a will, is mentally competent and under no constraint or undue influence.

We declare under penalty of perjury that the foregoing is true and correct, this 16th day of March, 1994, at 8:30 p.m.

Witness #1: Ellen Davis

Residing at: 246 Barn lane Pegram

Witness #2: Damien Davis

Residing at: 2315 A Selma Av Nashville

Witness #3: Pam. L. Davis

Residing at: 246 Barn la Pegram Tn.

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Cheatham

Jean Davis, after being duly sworn according to law, deposes and says:

1. That the affiant is an adult resident of Cheatham County, Tennessee, residing therein at 570 Juniper Dr Pegram, TN 37143

2. That the affiant was a witness to the last will and testament of Charlie Henry Tritschler, III, dated March 16, 1994, to which this affidavit is attached, and that this affidavit is being made at the request of the personal representative of the decedent and in accordance with Tennessee Code Annotated § 32-2-110.

3. That the affiant's signature is affixed to said last will and testament of the decedent; that the affiant signed or affixed the same at the instance and at the request of Charlie Henry Tritschler, III and in the presence of Charlie Henry Tritschler, III and in the presence of the affiant and of the other attesting witnesses, Glenn Davis and Dennis Dozier, at the place and on the date of said last will and testament.

4. That Charlie Henry Tritschler, III signed said paper writing as and for Charlie Henry Tritschler, III's last will and testament in the sight and presence of the affiant and in the sight and presence of the other attesting witnesses, Glenn Davis and Dennis Dozier.

5. That the other attesting witnesses, Glenn Davis and Dennis Dozier, likewise signed said paper writing at the request and in the presence of Charlie Henry Tritschler, III and in the sight and presence of the affiant.

6. That at the time the affiant witnessed said last will and testament, the affiant was of the opinion that Charlie Henry Tritschler, III was of sound mind.

And further affiant saith not.

Jean Davis

Jean Davis

Subscribed and sworn to before me this 23rd day of June, 2011.

Martha Brooks

Notary Public

BROOKE PERRY NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 7/15/13