This Instrument Prepared By:
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Nashville, TN 37201
(615) 259-3313

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

2004 DEC 13 AM 10:37

D.C.

PICK-

JANET KAY (HUGHES) O'FARRELL, INDIVIDUALLY, AND JANET KAY(HUGHES) O'FARRELL, EXECUTRIX, IN HER OFFICIAL CAPACITY AS EXECUTRIX OF THE ESTATE OF DANNY O'FARRELL,	)	
PLAINTIFF,	)	
VS.	)	DOCKET NO. 04P-1321
JAMES C. VANCE, TRUSTEE; CASEY BROUGH O'FARRELL, AND RORY PATRICK O'FARRELL,	)	
DEFENDANTS.	)	

Davidson County ORDER
Recvd: 12/28/04 09:24 9pgs
Fees:47.00 Taxes:0.00
20041228-0152643

AGREED ORDER

It appearing to the Court that the **PLAINTIFF, JANET KAY HUGHES O'FARRELL,** individually, and in her capacity as **EXECUTRIX** of the **ESTATE OF DANNY R. O'FARRELL,** filed a Verified Complaint for Declaratory Judgment and Complaint to Quiet Title in this cause on August 27, 2004, seeking to have the Court declare her to be the lawful and true owner of the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 property; and **DEFENDANT JAMES C. VANCE, TRUSTEE,** having been served with a copy of the Summons and Complaint in this cause on the 2nd day of September, 2004; and **DEFENDANT CASEY BROUGH O'FARRELL** having been served with a copy of the Summons and Complaint in this cause on the 31st day of August, 2004; and **DEFENDANT RORY PATRICK O'FARRELL,** having been duly served with a copy of the Summons and Complaint in this cause on the 28th day of August, 2004; and it further appearing to the Court

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LEGAL DOCUMENT

that the parties have agreed as evidenced by either their signatures or the signature of their respective counsel affixed hereto, that **PLAINTIFF'S** husband, **DANNY O'FARRELL,** intended to convey the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 to **PLAINTIFF JANET KAY (HUGHES) O'FARRELL**, individually, in fee simple absolute on March 2, 2004 under Quitclaim Deed recorded in Instrument No. 20040304-0024638, Register's Office for Davidson County, Tennessee; and that **JANET KAY (HUGUES) O'FARRELL**, individually, is the true and lawful owner of the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 effective March 2, 2004; and that **DEFENDANT JAMES C. VANCE, TRUSTEE**, hereby transfers and conveys unto **JANET KAY (HUGHES) O'FARRELL**, individually, all right, title and interest in and to the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee in his capacity as **TRUSTEE**, in order to accomplish the intent of the original **GRANTOR, DANNY O'FARRELL** under the Quitclaim Deed of Record in Instrument No. 20040304-0024638, Register's Office for Davidson County, Tennessee and said legal description being more particularly described in **Exhibit "A"** attached hereto.

The parties further agree that **DEFENDANT CASEY BROUGH O'FARRELL** and **DEFENDANT RORY PATRICK O'FARRELL** hereby divest themselves of any and all right, title or interest, legal and/or equitable, in the subject real property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee or by and through any Trust Instrument, including but not limited to the Trust Instrument referred to in the Verified Complaint herein, dated January 29, 1991, vesting any interest to them individually or collectively, in the subject real property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee and the **DEFENDANT CASEY BROUGH O'FARRELL** and **DEFENDANT RORY PATRICK O'FARRELL** hereby vest any

and all right, title or interest in and to the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 to their mother, **JANET O'FARRELL**, individually; and that neither **DEFENDANT CASEY BROUGH O'FARRELL** nor **DEFENDANT RORY PATRICK O'FARRELL** shall assert any claim of ownership or interest in subject property in the **ESTATE OF DANNY O'FARRELL** or under the Trust Instrument, dated January 29, 1991, referred to in the Verified Complaint.

The parties further agree that the recording of this Order in the Register of Deed's office for Davidson County, shall establish ownership in the subject property in the name of **JANET KAY (HUGHES) O'FARRELL** and that all right, title and interest in and to the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 is now vested in the **PLAINTIFF, JANET KAY (HUGHES) O'FARRELL**, individually, in fee simple absolute without the necessity of having to re-record any instrument or establish title and/or ownership of the subject property in **JANET KAY (HUGHES) O'FARRELL**, individually.

BASED UPON THE AGREEMENT OF THE RESPECTIVE PARTIES, the Court hereby accepts the agreement. Therefore, it is hereby:

1. **ORDERED, ADJUDGED** and **DECREED** that the Petition for Declaratory Judgment and Complaint to Quiet Title is hereby granted.

2. It is further **ORDERED, ADJUDGED** and **DECREED** that the Court hereby declares that the intent of the **GRANTOR, DANNY O'FARRELL** under Quitclaim Deed Instrument No. 20040304-0024638, Register's Office, Davidson County, Tennessee was to convey the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 in fee simple absolute to his wife, **JANET KAY (HUGHES) O'FARRELL**, through the named Trustee, **JAMES VANCE**; and that the said Trustee simultaneously therein, was to convey the subject

property to **PLAINTIFF JANET KAY (HUGHES) O'FARRELL** as **GRANTEE**, in fee simple absolute.

3. It is further **ORDERED, ADJUDGED** and **DECREED** that the Court hereby declares that under T.C.A. § 29-14-103, **PLAINTIFF JANET KAY (HUGHES) O'FARRELL** is hereby declared the true and lawful owner of the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37321, and that the legal description of the said property is more particularly described in **Exhibit "A"** attached hereto, to which reference is hereby made and incorporated herein as to the legal description of said property.

4. It is further **ORDERED, ADJUDGED** and **DECREED** that **DEFENDANT JAMES C. VANCE, TRUSTEE**, is hereby divested of all right, title and interest in and to the said subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee and as more particularly described in **Exhibit "A"** attached hereto, and that all right, title and interest in and to the said property shall be vested in the **PLAINTIFF, JANET KAY (HUGHES) O'FARRELL**, individually, in fee simple absolute.

5. It is further **ORDERED, ADJUDGED** and **DECREED** that all right, title and interest in and to the subject property to which the **DEFENDANT CASEY BROUGH O'FARRELL** and the **DEFENDANT RORY PATRICK O'FARRELL** claim either individually or collectively under the **ESTATE OF DANNY O'FARRELL** or under the Trust Instrument, dated January 29, 1991, attached to the Verified Complaint, is hereby divested out of the **DEFENDANT CASEY BROUGH O'FARRELL** and out of the **DEFENDANT RORY PATRICK O'FARRELL;** and that all right, title and interest in and to the property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 and more particularly described in **Exhibit "A"** attached hereto is hereby vested in **PLAINTIFF JANET KAY (HUGHES) O'FARRELL, JANET KAY (HUGHES)**

O'FARRELL having been declared the true and lawful owner of the said subject property.

6. It is further **ORDERED, ADJUDGED** and **DECREED** that a copy of this Order shall be recorded in the Register's Office for Davidson County, Tennessee to establish that the **DEFENDANT JAMES C. VANCE, TRUSTEE**, has been divested of any and all right, title and interest in and to the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee and more particularly described in **Exhibit "A"** attached hereto, and that said subject property has been vested in the **PLAINTIFF JANET KAY (HUGHES O'FARRELL)** in fee simple absolute; and that all right, title and interest of **DEFENDANT CASEY BROUGH O'FARRELL** and **DEFENDANT RORY PATRICK O'FARRELL** in and to the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 has been divested out of the **DEFENDANT CASEY BROUGH O'FARRELL** and **DEFENDANT RORY PATRICK O'FARRELL** and vested in the **PLAINTIFF JANET KAY (HUGHES) O'FARRELL**, individually, in fee simple absolute; and that effective March 2, 2004, the **PLAINTIFF, JANET KAY (HUGHES) O'FARRELL** became the true and lawful owner of the subject property known as 121 Belle Forest Circle, Nashville, Davidson County, Tennessee 37221 by virtue of the Quitclaim Deed duly recorded under Instrument No. 20040304-0024638, Register's Office for Davidson County, Tennessee.

It is so **ORDERED** this the 16th day of December, 2004.

JUDGE RANDY KENNEDY
SEVENTH CIRCUIT COURT JUDGE

AGREED TO AND SUBMITTED FOR ENTRY:

PAUL T. HOUSCH, ESQ.

BY: _____

PAUL T. HOUSCH, ESQ. **#11538**
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Suite 310
222 Second Avenue North
Nashville, TN 37201
(615) 259-3313

ATTORNEY FOR PLAINTIFF
JANET KAY (HUGHES) O'FARRELL, INDIVIDUALLY AND JANET KAY (HUGHES) O'FARRELL, EXECUTRIX IN HER OFFICIAL CAPACITY AS EXECUTRIX OF THE ESTATE OF DANNY R. O'FARRELL

Janet Kay Hughes O'Farrell
JANET KAY (HUGHES) O'FARRELL, INDIVIDUALLY

Janet Kay Hughes O'Farrell, Executrix
JANET KAY (HUGHES) O'FARRELL, EXECUTRIX OF THE ESTATE OF DANNY R. O'FARRELL

RICHARD R. ROOKER CIRCUIT COURT CLERK

I hereby certify that this is a true copy of original instrument filed in my office this 16th day of Dec 2024
RICHARD R. ROOKER, CLERK
By _____ Deputy Clerk

_____
DEFENDANT CASEY BROUGH O'FARRELL

Rory Patrick O'Farrell
DEFENDANT RORY PATRICK O'FARRELL

EVANS, JONES & REYNOLDS

BY: _____

WINSTON S. EVANS, ESQ. **#6281**
A Professional Corporation
1810 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2424
(615) 259-4685

ATTORNEYS FOR DEFENDANT
JAMES C. VANCE, TRUSTEE

_____

DEFENDANT JAMES C. VANCE, TRUSTEE

Exhibit "A"

Legal Description

LEGAL

DESCRIPTION

Situated in the Second Civil District of Davidson County, Tennessee, identified as Lot 3-C on the resubdivision of Lot #3, Bellevue Center, Section 3 as recorded in Map Book 5190, page 368, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Belle Forest Circle which point is approximately 537.2 feet north of the intersection of Belle forest circle and the northerly right of way of U.S. Highway 70 South, said Lot 3-C fronting 155.0 feet on the northwesterly side of Belle Forest Circle and extending back 96.0 feet along its southerly line and 187.31 feet along its northerly line (which line is the common property line between Lots 3-B and 3-C), and having a broken westerly line, the two dimensions being 158.0 feet and 27.10 feet.

Being the same property conveyed to Danny R. O'Farrell by Loyda C. Tacogue, individually, and as surviving trustee of The 121 Building, a partnership, by Warranty Deed of record in Instrument Number: 20030919-0139275, Register's Office for Davidson County, Tennessee.

This is improved property, known as 121 Belle Forest Circle, Nashville, TN 37221.