FILED

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY TENNESSEE
PROBATE DIVISION

2005 JAN 21 PM 2:58

RICHARD R. ROOKER, CLERK

D.C.

IN RE:	)	
ESTATE OF MARY CRAIGHEAD HULAN	)	**NO. ~~02P-884~~** 03P 872
	)	
WILLIAM HULAN,	)	
Petitioner,	)	
	)	
v.	)	
	)	
DINAH CRAIGHEAD SMITH,	)	
Respondent,	)	
	)	
DAVID LEE CRAIGHEAD,	)	
CHERYL CRAIGHEAD PETRONE,	)	
MARGIE CRAIGHEAD CEFALIA,	)	
VICTORIA DAWN CRAIGHEAD PARKER,	)	
DEBORAH LYNN CUNNINGHAM, and	)	
REBECCA CRAIGHEAD LANIZISIERA,	)	
Interested Parties.	)	

Davidson County ORDER
Recvd: 03/08/05 12:38 9 pgs
Fees:47.00 Taxes:0.00
20050308-0025542

FINAL ORDER QUIETING TITLE

This matter came before the Court upon the motion of Plaintiff William M. Hulan, Jr. The Court finds:

1. All parties with a potential interest in the subject property have been served and are properly before the court;

2. Victoria Dawn Craighead Parker, Deborah Lynn Cunningham, Rebecca Susan Craighead Lanizisiera, Cheryl Craighead Petroni and Margie Craighead Cefalia, have been served as potential interested parties in the property in question in this case and have filed no Answer or otherwise made any claim to the subject property so that default judgment is appropriate;

3. The remaining parties, David Lee Craighead and Dinah Craighead Smith are agreed as evidenced by their signatures hereon that the title to the property in question located at 1413

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Cardinal Avenue, Nashville, Davidson County, Tennessee 37216 be clear and titled in the name of the rightful owner, William M. Hulan, Jr.

It is therefore ORDERED, ADJUDGED and DECREED that:

1. All persons with potential interest in the subject property are properly before the court;

2. Plaintiff's Motion for Default is well taken and is hereby granted. Default judgment is appropriate and is hereby granted to the Plaintiff as against Victoria Dawn Craighead Parker, Deborah Lynn Cunningham, and Rebecca Susan Craighead Lanizisiera, Cheryl Craighead Petroni and Margie Craighead Cefalia.

3. William M. Hulan, Jr. is the rightful owner of the property located at 1413 Cardinal Avenue, Nashville, Davidson County, Tennessee 37216, more fully described as:

> "Land in the 15th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 12 of Block "A" on the Map of Country Cub Estates, as follows:
>
> Beginning on the northeasterly margin of Cardinal Drive, formerly Martha Avenue, at the northwest corner of the property conveyed to W.H. Jordan by deed from Mike Kinnard Jordan and wife, of record in Book 1115, Page 152, said Register's Office thence with Nos. 1 and 2; thence with the northwesterly line, o Lots Nos. 2 and 3, northeastwardly 139 Feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots westwardly 171.7 feet to the beginning.
>
> "Being the same real property conveyed to Maurice Herbert Pardue, by deed from Mike Kinnard Jordan and wife, recorded in Book 1248, Page 167, said Register's Office.
>
> "Being the same real property conveyed to Mary C. Craighead, by deed from Maurice Herbert Pardue and wife Ethel K. Pardue, recorded in Book 97, Page 41, said Register's Office.
>
> "This is improved property known as 1413 Cardinal Avenue, Nashville, Tennessee 37216."

Title and all rights to and in the above described property is hereby divested out of David Lee Craighead, Cheryl Craighead Petroni, Margie Craighead Cefalia, Victoria Dawn Craighead Parker, Deborah Lynn Cunningham, Rebecca Craighead Lanizisiera, and any other claimants under and to the estate of Mary Craighead Hulan, and then reinvested in fee simple and absolutely in William M. Hulan, Jr.

From henceforth the title of the property located at 1413 Cardinal Avenue, Nashville, Davidson County, Tennessee 37216 is hereby quieted, absolutely and in fee simple, in the name of William M. Hulan, Jr., his successors and assigns.

William M. Hulan, Jr. is the rightful and sole owner of the above described property.

It is so ORDERED, ADJUDGED and DECREED.

Judge Randy Kennedy

APPROVED FOR ENTRY:

David Lee Craighead

Dinah Craighead Smith

Ralph DeMarco
Rutherford, DeMarco & White
Suite 400, Washington Square
214 Second Ave., N.
Nashville, TN 37201
Attorney for Dinah Craighead Smith
Administrator of the Estate of
Mary Craighead Hulan

William M. Hulan, Jr.

Mark North
1215 Gallatin Pike, S.
Madison, TN 37115
Attorney for William M. Hulan, Jr.

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing document has been forwarded via first-class, postage prepaid, U.S. Mail to

David Lee Craighead
722 South 13th Street
Nashville, TN 37206

Cheryl Craighead Petrone
4021 Silver Star Court
Rocklin, CA 95765

Maggie Craighead Cefalia
818 Balboa Boulevard
Newport Beach, CA 92661

Victoria Dawn Craighead Parker
13590 Old Hickory Boulevard
Antioch, TN 37013

Deborah Lynn Cunningham
2321 Fernwood
Nashville, TN 37216

Rebecca Susan Craighead Lanizisiera
10802 Green Creek Drive
Apt. 1110
Houston, TX 77070

L. R. DeMarco, Esquire
Rutherford, DeMarco & White
Suite 400, Washington Square
214 Second Avenue, North
Nashville, TN 37201

On this 4th day of January, 2005.

Mark North

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0

Cheryl Petrone
Affiant

Subscribed and sworn to before me on this 5 day of Nov., 2003.

Carl W. Taylor
Notary Public
My Commission Expires: 6/6/07

CARL W. TAYLOR
Comm. # 1422566
NOTARY PUBLIC - CALIFORNIA
Placer County
My Comm. Expires June 6, 2007

This instrument was prepared by:
Mark North
1215 Gallatin Pike, South
Madison, TN 37115

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
William Hulan 1413 Cardinal Avenue Nashville, TN 37216	William Hulan 1413 Cardinal Avenue Nashville, TN 37216	062-13-0 042.00

QUITCLAIM DEED

KNOW ALL THESE MEN BY THESE PRESENTS that Cheryl Craighead Petrone for and in consideration of One and No/100 Dollars ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto William Hulan, his successors and assigns his interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 15th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 12 of Block "A" on the Map of Country Cub Estates, as follows: Beginning on the northeasterly margin of Cardinal Drive, formerly Martha Avenue, at the corner of Lots Nos. 11 and 12; thence with said Drive, southeatewardly 116 feet to the northwest corner of the property conveyed to W. H. Jordan by deed from Mike Kinnarrd Jordan and wife, of record in Book 1115, page 152, said Register's Office thence with said W. H. Jordan's northerly line eastwardly 75 feet, more or less, to the corner of Lots Nos. 1 and 2; thence with the northwesterly line, of Lots. Nos. 2 and 3, northeastwardly 139 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots westwardly 171.7 feet to the beginning.

Being the same real property conveyed to Maurice Herbert Pardue, by deed from Mike Kinnard Jordan and wife, recorded in Book 1248, page 167, said Register's Office.

Being the same real property conveyed to Mary C. Craighead, by deed from Maurice Herbert Pardue and wife Ethel K. Pardue, recorded in Book 97, page 41, said Register's Office.

This is improved property, known as 1413 Cardinal Avenue, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5 day of NOVEMBER, 2003.

Cheryl Craighead Petrone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0

_____
Affiant

Subscribed and sworn to before me on this ___ day of _____, 2003.

_____
Notary Public
My Commission Expires: _____

This instrument was prepared by:
Mark North
1215 Gallatin Pike, South
Madison, TN 37115

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
William Hulan 1413 Cardinal Avenue Nashville, TN 37216	William Hulan 1413 Cardinal Avenue Nashville, TN 37216	062-13-0 042.00

QUITCLAIM DEED

KNOW ALL THESE MEN BY THESE PRESENTS that Margie Craighead Cefalia for and in consideration of One and No/100 Dollars ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto William Hulan, his successors and assigns his interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 15th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 12 of Block "A" on the Map of Country Cub Estates, as follows: Beginning on the northeasterly margin of Cardinal Drive, formerly Martha Avenue, at the corner of Lots Nos. 11 and 12; thence with said Drive, southeatewardly 116 feet to the northwest corner of the property conveyed to W. H. Jordan by deed from Mike Kinnarrd Jordan and wife, of record in Book 1115, page 152, said Register's Office thence with said W. H. Jordan's northerly line eastwardly 75 feet, more or less, to the corner of Lots Nos. 1 and 2; thence with the northwesterly line, of Lots. Nos. 2 and 3, northeastwardly 139 feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots westwardly 171.7 feet to the beginning.

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This is improved property, known as 1413 Cardinal Avenue, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16 day of December, 2003.

Margie Craighead Cefalia
Margie Craighead Cefalia

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ORANGE } SS.

On DECEMBER 16, 2003 (DATE) before me, LINDA LIN CHIN, NOTARY PUBLIC (NOTARY),
personally appeared MARGIE CRAIGHEAD CEFALIA (SIGNER(S))

☐ personally known to me - OR - ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LINDA LIN CHIN
Comm. # 1404202
NOTARY PUBLIC - CALIFORNIA
Orange County
My Comm. Expires March 8, 2007

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☑ INDIVIDUAL
☐ CORPORATE OFFICER
_____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

QUITCLAIM DEED
TITLE OR TYPE OF DOCUMENT

ONE
NUMBER OF PAGES

DECEMBER 16, 2003
DATE OF DOCUMENT

✓
OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 21 day of JANUARY , 2005 , in the Case Number 03P872 between HULAN, WILLIAM Petitioner, and SMITH, DINAH CRAIGHEAD ET.AL Respondent, as same remains of record in Vol. 5761 , Page 1774332 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 26 day of JANUARY in the year two thousand five and in the 228th year of American Independence.

RICHARD R. ROOKER, Clerk

By _____ Deputy Clerk

SEAL

