IN THE JUVENILE COURT FOR THE STATE OF TENNESSEE
23rd JUDICIAL DISTRICT, CHARLOTTE, DICKSON COUNTY
PROBATE DIVISION

FILED
APR 30 2014
PROBATE COURT
DICKSON COUNTY

IN RE:	)	
	)	
GUARDIANSHIP FOR	)	**No. 04-14-009-G**
BRIANA MICHELLE OWEN, and	)	
KAYLEE NICOLE OWEN,	)	
Minor Respondents,	)	
	)	
ANDREA PERNELL OWEN,	)	
Petitioner.	)	

BILL GARRETT, Davidson County
Trans:T20140029446 ORDER
Recvd: 04/30/14 11:58 4 pgs
Fees:22.00 Taxes:0.00
20140430-0036255

ORDER FOR GUARDIANSHIP

This matter came on April 30th 2014, before the Honorable, A. ANDREW JACKSON, on the Verified Petition of ANDREA PERNELL OWEN, to be named Legal Guardian of BRIANA MICHELLE OWEN, (age 17 years) and KAYLEE NICOLE OWEN, (age 13 years). Based upon the information and exhibits in the Petition, the proof shown in open Court, the statements and argument of counsel, and the record as a whole, the court finds, that:

1. BRIAN K. OWEN, died in Dickson County, Tennessee on August 7, 2007, at the age of Forty-two (42) years. At the time of death, BRIAN K. OWEN was domiciled at 314 Joslin Branch Rd; White Bluff, Dickson County, Tennessee.

2. BRIAN K. OWEN died intestate. The sole beneficiaries and heirs at law of BRIAN K. OWEN are ANDREA PERNELL OWEN, BRIANA MICHELLE OWEN, born, 5/26/1996, and KAYLEE NICOLE OWEN, born 9/28/2001.

3. ANDREA PERNELL OWEN, is the mother of BRIANA MICHELLE OWEN, and

KAYLEE NICOLE OWEN. The Mother and two daughters reside in Dickson County, Tennessee at:

314 Joslin Branch Rd;
White Bluff, TN. 37187

4. BRIAN K. OWEN died seized and possessed of a certain tract or parcel of improved real property located in Davidson County, Tennessee described as:

Lot No 35, Section 3, Hermitage Woods Subdivision, of record in [plat] Book 5050, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being all the same Property conveyed to Brian K. Owen, unmarried, from James A. Powell and wife, Sybil Powell, by deed dated 9/30/1988, and of record in Book 7676, page 22, Register's Office for Davidson County, Tennessee.

Said property also known as 529-531 Rockwood Dr. Hermitage, TN. Davidson Co. Tax Map & Parcel #086-11-0 / 007.00

5. The property is distressed, and it is in the best interest of the Minor Respondents that the property be sold.

6. The Minor Respondents do not have any other property interests.

7. The Petitioner is a fit and proper person to serve as Legal Guardian of the Respondents, and is the first in priority under **Tenn. Code Ann §34-2-103.**

IT IS THEREFORE ORDERED ADJUDGED AND DECREED

1. The Petitioner, ANDREA PERNELL OWEN is named Legal Guardian over to act on behalf of BRIANA MICHELLE OWEN, and KAYLEE NICOLE OWEN, until they attain the age of majority or are otherwise emancipated.

2. That ANDREA PERNELL OWEN is authorized to enter into any listing agreement, or contract for sale on behalf of the said BRIANA MICHELLE OWEN, and KAYLEE NICOLE OWEN in order to sell the property described herein, upon such terms as she determines is in the best interest of the Respondents.

3. That ANDREA PERNELL OWEN is authorized as Legal Guardian for BRIANA MICHELLE OWEN, and KAYLEE NICOLE OWEN, to act on their behalf, in their name place and stead, to bargain, sell and convey, the real property located in Davidson County, Tennessee described as:

Lot No 35, Section 3, Hermitage Woods Subdivision, of record in [plat] Book 5050, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being all the same Property conveyed to Brian K. Owen, unmarried, from James A. Powell and wife, Sybil Powell, by deed dated 9/30/1988, and of record in Book 7676, page 22, Register's Office for Davidson County, Tennessee.

4. That ANDREA PERNELL OWEN is granted full authority to execute any and all such documents as are necessary to complete the sale of the property, including settlement statements, affidavits, deeds, or any other such instrument required to convey marketable title to a third party purchaser, without further orders from the Court.

5. That any funds generated from the sale of the property shall be divided 1/3 to ANDREA PERNELL OWEN, individually, 1/3 to ANDREA PERNELL OWEN as authorized Legal Guardian for BRIANA MICHELLE OWEN, to use exclusively for the use and benefit of BRIANA MICHELLE OWEN, and 1/3 to ANDREA PERNELL OWEN, as authorized Legal Guardian for KAYLEE NICOLE OWEN, to

use exclusively for the use and benefit of KAYLEE NICOLE OWEN.

Entered this 30th Day of April, 2014.

A. ANDREW JACKSON, Judge

Approved for Entry,

Leroy Johnston Ellis, IV
Attorney for Petitioner, BPR No. 17968
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
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Fax: (615) 847-2021
Phone: (615) 847-2000

STATE OF TENNESSEE
DICKSON COUNTY

I, Luanne Greer, County Clerk of the said County, do hereby certify that the foregoing instrument contains a true and complete copy of
Order for Guardianship
as same appears of record or on the file in Book 16 Page 380-383
of the records of Dickson County, Tennessee.
Given under my hand and seal this 30th day of April 2014
Luanne Greer, County Clerk
By D. Andrews DC