Return To:
McCann & Hubbard
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Brentwood, TN 37027
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THIS INSTRUMENT WAS PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

Comes now the affiant, A. Scott Hubbard, an attorney licensed in the State of Tennessee, and being duly sworn upon oath states as follows:

1. I prepared the Executor's Deed (hereinafter the "Deed") dated March 12, 2015, executed by Teresa Brocato, Executor of the Estate of Nina Fay Sullivan and filed of record in Instrument No. 20150401-0028295, Register's Office for Davidson County, Tennessee. I also prepared the Order To Probate Will For The Limited Purpose Of Establishing A Muniment Of Title (hereinafter the "Order"), attached to the Deed as Exhibit B.

2. The Order contained two errors that were corrected with the filing of an Amended Order To Probate Will For The Limited Purpose Of Establishing A Muniment Of Title with the Seventh Circuit Court For Davidson County, Tennessee, (hereinafter the "Amended Order").

3. The errors contained in the Order that were corrected in the Amended Order were as follows:

   Section 1.: the date of death was incorrect.
   Section 5.: the hearing date was incorrect.

4. This Scrivener's Affidavit is being recorded to identify and correct the above referenced errors by attaching a copy of the Amended Order hereto as Exhibit A.

Witness my hand this 8 day of May, 2015.

A. Scott Hubbard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2015.

My Commission Expires:_____

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

BILL GARRETT, Davidson County
Trans:T20150036242 AFFIDAVIT
Recvd: 05/11/15 13:14 4 pgs
Fees:22.00 Taxes:0.00
20150511-0042966

EXHIBIT A

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

2015 APR 27 PM 3:56

RICHARD R. ROOKER, CLERK

ESTATE OF: NINA FAY SULLIVAN) **NO. 15P334**
)

K Lemmen D.C.

AMENDED ORDER TO PROBATE WILL FOR THE LIMITED PURPOSE OF ESTABLISHING A MUNIMENT OF TITLE

This matter came to be heard on the 12th day of March, 2015, by before the honorable John Manson, Special Probate Master. Petitioner, Teresa Brocato, produced an original of a paper writing purporting to be the Last Will and Testament of Nina Fay Sullivan, deceased, and petitioned that said writing be admitted to probate pursuant to T.C.A. Section 32-2-111, for the limited purpose of establishing a muniment of title to real estate and requesting that all property of the decedent, real and personal be vested in Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

It appears to the Court that:

1. Nina Fay Sullivan, the decedent, died on December 12, 2013, at the age of Fifty-Two (52) and her residence at the time of her death was 1109 Fowler Street, Old Hickory, Tennessee 37138.

2. The Petitioner, Teresa Brocato, by and through her attorney, produced what appeared to be the Last Will and Testament of Nina Fay Sullivan.

3. The Will appeared to be properly executed and witnessed, with a self-proving affidavit attached, in accordance with Tennessee law.

4. The decedent was not married and had no children but was survived by her parents John L. Sullivan and Lucie M. Sullivan.

5. All devisees named in the Will and those who would take by intestacy have been notified of the Petition and of the hearing scheduled for March 12, 2015.

6. The decedent devised all of her real and personal property to her parents, to be held in trust, so that no part of the principal or income could be used to supplant or replace any public assistance being received by them.

7. The decedent named her Executrix, the Petitioner, as the Trustee of such Trust unless such a Trust was already in existence at her death to accept the inheritance.

8. A trust for the benefit of John L. Sullivan and Lucie M. Sullivan was already in existence at the death of the decedent. The name of the Trust is the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement, and the Trustee is Dorothy M. Martin. Dorothy M. Martin is the Successor Trustee to the decedent, who was named as Trustee of said Trust.

9. That the legal heir of the decedent for all property, real and personal, is Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

10. That the real property known as 1109 Fowler Street, Old Hickory, Tennessee 37138 should be vested in Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

IT IS THEREFORE ORDERED ADJUDGED AND DECREED THAT:

1. The Last Will and Testament dated January 25, 2011, is the true Last Will and Testament of Nina Fay Sullivan and is hereby admitted to probate as such for the limited purpose of establishing a muniment of title to real estate.

2. The legal heir of all property owned by decedent, real and personal, is Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

3. The real property known as 1109 Fowler Street, Old Hickory, Tennessee 37138, be vested in Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement.

4. That Petitioner be named as Executor of the Estate of Nina Fay Sullivan for the sole and limited purpose of executing an Executor's Deed in order to vest the title of real property known as 1109 Fowler Street, Nashville, Tennessee 37138, in the name of Dorothy Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement. There shall be no administration of the estate and Letters Testamentary shall not be issued.

5. That upon execution of said Executor's Deed, Petitioner be relieved of her duties as Executor and this Estate be immediately closed.

Dated this the 27th day of April, 2015.

John Manson, Special Probate Master

Approved for Entry:

A. Scott Hubbard, BPR 018388
Attorney for Petitioner
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Brentwood, Tennessee 37027
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