IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
	)	
ESTATE OF MACHIKO MARGARET CATLIN,	)	**DOCKET NO.** 15P1305
	)	
Deceased.	)	

FILED

AUG 13 2015

RICHARD R. ROOKER, Clerk
By _____ Deputy

ORDER ADMITTING LAST WILL AND TESTAMENT TO PROBATE AS MUNIMENT OF TITLE

This matter came to be heard by the Court upon the Petition of Joan Saski Kane (the "**Petitioner**") requesting that the Last Will and Testament of Machiko Margaret Catlin, deceased (the "**Decedent**") be admitted to probate as a muniment of title to real estate. It appears to that Court that:

1. The Decedent died on July 12, 2012, a resident of Davidson County, Tennessee, at the age of eighty-five (85).

2. By instrument dated January 14, 2010, the Decedent executed what purports to be a Last Will and Testament consisting of fifteen (15) typewritten pages, including the Affidavit, (the "**Will**") and witnessed by Margaret L. Behm and Melanie Gober Grand.

3. The instrument dated January 14, 2010, was executed by the Decedent as her Last Will and Testament, and she declared the same to be her Last Will and Testament and requested Margaret L. Behm and Melanie Gober Grand to execute the said instrument as attesting witnesses which was done in the sight and presence of each other, at which time the Decedent was of sound mind and disposing memory.

4. The terms and conditions of the Will waive the filing of an inventory and accountings with this Court. The original of the said Last Will and Testament of the Decedent was introduced to the Court and is part of the Court's file in this matter.

BILL GARRETT, Davidson County
Trans:T20150068837 ORDER
Recvd: 08/17/15 10:20 4 pgs
Fees:22.00 Taxes:0.00
20150817-0082238

5. The Petitioner is not aware of any instrument revoking the Will and believes that the Will is the Decedent's Last Will and Testament.

6. The Petition was filed pursuant to Tennessee Code Annotated Section 32-2-111 for the limited purpose of establishing muniment of title to the Decedent's interest in real estate located at 4487 Post Place, #59, Nashville, TN 37205. The Petitioner does not seek the issuance of Letters Testamentary and does not wish to otherwise proceed with a formal probate administration.

7. The names, city of residence, and relationship of the legatees and devisees are as follows:

Name	**Address**	**Relationship**
Joan Saski Kane	175 Kenner Avenue Nashville, TN 37205	Daughter
Laurie Nan Saski	1277 East Street Boulder Creek, CA 95006	Daughter

None of the foregoing individuals are a minor or under any disability. The foregoing individuals are all of the interested parties and have received notice of the Petition.

8. There are no other heirs at law of the deceased other than those already named above and there are no persons otherwise entitled to take from the estate of the deceased under the laws of intestate succession.

9. The estimated value of the Decedent's estate for Tennessee inheritance tax purposes is less than the maximum single exemption.

IT IS THEREFORE, ORDERED, ADJUDGED and DECREED, that

1. The said Last Will and Testament of Machiko Margaret Catlin is admitted to probate pursuant to Tennessee Code Annotated Section 32-2-111 for the limited purpose of establishing muniment of title to the real estate of Machiko Margaret Catlin.

2. That no formal administration of this estate is or shall be required.

IT IS FURTHER ORDERED, ADJUDGED and DECREED, that this matter shall be closed without further Order of this Court.

~~PROBATE JUDGE~~ SPECIAL MASTER

APPROVED FOR ENTRY:

Margaret L. Behm, BPR (#5123)
Dodson Parker Behm & Capparella, PC
1310 Sixth Avenue, North
Nashville, TN 37208
(615) 254-2291
Attorney for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was mailed via first class, U.S. Mail, postage prepaid on this the 4th day of August, 2015, to the following:

Joan Saski Kane
175 Kenner Avenue
Nashville, TN 37205

Laurie Nan Saski
12744 East Street
Boulder Creek, CA 95006

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 ORDER FOR MUNIMENT OF TITLE heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 15P1305.

ESTATE OF MACHIKO MARGARET CATLIN

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 13TH day of August, 2015.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

