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

2015 SEP -4 AM 9:09

PEGGY D. MATHES, Administrator of the ESTATE OF MANERVA BROWN

Plaintiff,

vs.

KAREN D. YOUNG

Defendants,

Case No 14P 410

BILL GARRETT, Davidson County
Trans:T20160037364 ORDER
Recvd: 05/05/16 10:16 5 pgs
Fees:27.00 Taxes:0.00
20160505-0044453

ORDER

This cause came to be heard on the 25TH day of August 2015 before the Honorable David R. Kennedy, Judge of the Seventh Circuit Court for Davidson County, Tennessee, upon complaint filed by the Administrator for an order setting aside the deeds conveying the property to Karen Young and vesting the Property in the Estate of Manerva Brown, as she survived her husband, Edward Brown, and declaring her estate insolvent. The Administrator's complaint further seeks a judgment against Karen Young in the amount of $22,567.96 plus pre-judgment interest. It appearing to the Court that the real property titled in the name of Edward Brown and wife, Manerva Brown, located at 2000 26th Avenue North, Nashville, TN, 37208 was transferred to Karen Young by deed dated August 10, 2012, transferred back to Edward Brown and wife, Manerva Brown by quitclaim deed dated October 31, 2012, and then transferred to Karen Young from Edward Brown and wife, Manerva Brown by quitclaim deed dated July 30, 2013 executed by Karen Young as power of attorney for Edward Brown and Manerva Brown and that the transfers were made for the purpose of hindering and delaying creditors

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and in disregard for the five-year look-back period as set forth in the Deficit Reduction Act of 2005.

It further appears to the Court that Karen Young received the income of Edward Brown and Manerva Brown through her power of attorney but failed to pay said income to Cumberland Health Care and Rehabilitation on behalf of Manerva Brown or Edward Brown and thus a judgment will be awarded to the estate of Manerva Brown for the amount of income received for which Manerva Brown and Edward Brown received no benefit.

It further appearing to the Court that the estate has insufficient funds to pay claims and administrative and Court costs; thus the estate should be declared insolvent and the real property at 2000 26th Avenue North, Nashville, TN, 37208 should be brought into the probate estate and sold. It is therefore,

ORDERED, ADJUDGED, and DECREED that the deeds executed on August 10, 2012 and on or about October 31, 2012 and July 30, 2013 conveying property located at 2000 26th Avenue North, Nashville, TN, 37208 are hereby set aside. Manerva Brown and Edward Brown having owned the property as tenants by the entirety and Manerva Brown having survived Edward Brown, said property is vested in Manerva Brown as of the date of her death on December 20, 2013. It is further,

ORDERED, ADJUDGED, and DECREED that the Estate of Manerva Brown is insolvent, having insufficient liquid assets to pay administrative fees and court costs. It is further,

ORDERED, ADJUDGED, and DECREED that the real property located at 2000 26th Avenue North, Nashville, TN, 37208, being described as:

> Land in the Davidson County, Tennessee, being Lot No. 1 on the Map of Carolann Acres of record in reference is hereby made for a more complete and accurate description thereof, to wit:

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Said Lot No. 1 fronts 60 feet on the easterly side of -26th Avenue North, and runs back between parallel lines, 230.9 feet on the north line and 230.7 feet on the sough line, to a dead line measuring 60 feet thereon.

Being the same property conveyed to Manerva L. Brown and husband, Edward E. Brown, by Quitclaim Deed from Harold Reeves, Trustee of Record in Book 6925, Page 668. Register's Office for Davidson County, Tennessee. Further being the same property conveyed by quitclaim deed to Karen Young on August 10, 2012 of record as instrument number 20120814-0072526, which deed is set aside and the same property conveyed by Karen Young to Manerva Brown and husband, Edward E. Brown, on October 31, 2012, by quitclaim deed of record as instrument number 20121101-0100233, which deed is set aside. Further, being the same property conveyed by quitclaim deed on July 30, 2013 to Karen Young of record as instrument number 20131030-0112726, Register's Office for Davidson County, Tennessee, which deed is set aside. Edward E. Brown having since died on September 3, 2013 and Manerva Brown having since died intestate on December 20, 2013. Peggy D. Mathes was appointed to administer the estate of Manerva Brown by order of the Seventh Circuit Court of Davidson County, Tennessee, being docket 14P-410.

shall be brought into the probate estate and sold at the earliest possible date, by the Administrator with the proceeds being administered as part of the probate estate. The Administrator shall be authorized to divest title out of the estate and vest title in the buyer pursuant to a court approved contract of sale. It is further,

ORDERED, ADJUDGED, and DECREED that the estate be awarded a judgment against Karen D. Young in the amount of $22,567.96 together with pre judgment interest. It is further,

ORDERED, ADJUDGED, and DECREED that Karen Young shall have until the close of business on October 26, 2015 to vacate the property located at 2000 26th Avenue North, Nashville, TN, 37208.

ENTERED THIS 3 DAY OF AUGUST 2015.

DAVID R. KENNEDY, JUDGE

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APPROVED FOR ENTRY:

Peggy D Mathes

PEGGY D. MATHES 5741
Administrator
20 Academy Place
Nashville, Tennessee 37210
(615) 251-6968

CERTIFICATE OF SERVICE

I the undersigned do hereby certify that on the date listed below I forwarded a copy of the above document to the parties listed below by U.S. Mail, postage paid, first class, fax, hand delivered, or by other acceptable electronic means to the following:

Minton P. Mayer, Esq.
Attorney for Petitioner
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511 Union Street, Suite 800
Nashville, TN 37219-1743

Peggy D Mathes

Date: Sept 1, 2015

File Box 24 B

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 filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 04 day of SEPTEMBER, 2015, in Docket Number 14P410, IN RE: BROWN, MANERVA T. ET.AL, as same remains of record in 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 03 day of MAY in the year 2016 and in the 239 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]