IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
DAVIDSON COUNTY

RECEIVED
APR 19 2017
Dav. Co. Chancery Court

FILED
2017 APR 20 PM 3:15
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

ANNIE M. LOVE, ROBERT LOVE, SR., and SHEREE LOVE McCULLOUGH,

Plaintiffs,

v.

EMMA BOWLES and LAURA MISKEL,

Defendants.

No.: 16-1197-III

FO2TT

Costs paid - CD

AGREED ORDER AND DECREE TO QUIET TITLE AND FOR DISMISSAL WITH PREJUDICE

It appears to the Court from the signatures of the parties below that Plaintiffs, Annie M. Love, Robert Love, Sr., and Sheree Love McCullough (collectively "Plaintiffs"), and Defendants Emma Bowles ("Ms. Bowles") and Laura Miskel ("Ms. Miskel") (collectively "Defendants") have agreed to compromise and settle the matters between them. It further appears to the court that the parties have agreed that all claims between the parties should be dismissed with prejudice. It further appears that the parties agree that this Agreed Order shall serve to resolve, amend and correct the disputes and discrepancies in the chain of title for the real property described herein below. It further appears that the parties agree that Defendants are the sole living heirs of Lillie D. Ford, as set forth in the Affidavit of Heirship, attached hereto as **Exhibit A**. It further appears that the parties shall bear their own respective discretionary costs, expenses, and attorney's fees except as set forth herein. It further appears that court costs shall be taxed to Plaintiffs through their insurer, Old Republic National Title Insurance Company ("Insurer").

It is therefore, **ORDERED**, **ADJUDGED** and **DECREED** that the parcel described in the Complaint as "Lot A," to wit:

BILL GARRETT, Davidson County
Trans:T20170034440 ORDER
Recvd: 04/24/17 14:59 6 pgs
Fees:32.00 Taxes:0.00
20170424-0040118

Land located on New Brick Church Pike, west of U.S. Highway No. 31-W and 41-E, 10th District of said County and described as follows:

Beginning at a point in the southerly margin of New Brick Church Pike, the westerly margin of Bakers Chapel C.M.E. Church property; and fronting 60 feet on said New Brick Church Pike, running back between parallel lines, S. 2 Deg. and 15 minutes E. 125 feet on the easterly margin, and 107 feet on the westerly margin to a dead line, measuring 60 feet thereon, according to a survey made by C. J. Carney, Surveyor, dated March 19, 1959

shall be amended and added to the complete legal description for the real property located at 210 New Brick Church Pike, Goodlettsville, Tennessee (the "Property") and shall be considered part of the following documents in the chain of title:

1. Quitclaim deed, recorded July 10, 2009, of record at Instrument Number 20090710-0064570, in the Register's Office for Davidson County, Tennessee;

2. Deed of trust, recorded November 8, 2010, of record at Instrument Number 20101108-0089267, in the Register's Office for Davidson County, Tennessee;

3. Deed of trust, recorded November 8, 2010, of record at Instrument Number 20101108-0089268, in the Register's Office for Davidson County, Tennessee;

4. Trustee's deed, recorded November 24, 2014, of record at Instrument Number 20141124-0107942, in the Register's Office for Davidson County, Tennessee; and

5. Special warranty deed, recorded February 2, 2015, of record at Instrument Number 20150202-0009322, in the Register's Office for Davidson County, Tennessee.

It is further **ORDERED** and **DECREED** that any and all interest in the Property shall be, and hereby is, divested out of Defendants and is hereby fully vested in Plaintiffs, thereby vesting in Plaintiffs their valid, full, fee simple and marketable title in the Property.

It is further **ORDERED** that all claims between the parties, shall be, and hereby are, dismissed with prejudice.

It is further **ORDERED** that a certified copy of this Agreed Order may be recorded in the Register's Office of Davidson County, Tennessee to resolve, amend and correct the disputes and discrepancies in the chain of title for the real property as set forth herein.

It is further **ORDERED** that the parties shall bear their own respective discretionary costs, expenses, and attorney's fees except as set forth herein.

It is further **ORDERED** that court costs shall be taxed to Plaintiffs, through Insurer.

IT IS SO ORDERED.

Ellen Hobbs Lyle
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 21ST DAY OF APRIL 2017
MARIA M. SALAS, CLERK & MASTER
BY Beverly Wells
DEPUTY

AGREED TO AND APPROVED FOR ENTRY:

Phillip P. Welty, #20327
Sarah L. Blood, #31994
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994 – Phone
(615) 256-6339 – Fax
pwelty@gsrm.com
Attorneys for Plaintiffs

Martha Russell DuBose, POA
Martha Russell DuBose, as attorney in fact for Emma Bowles
Defendant

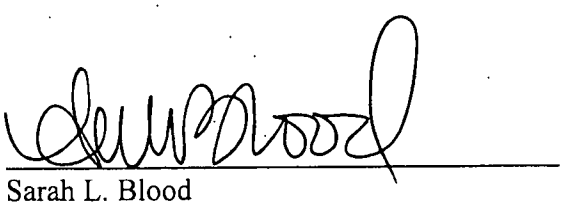
Laura Miskel
Laura Miskel
Defendant

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing was sent on April 19, 2017, by U.S. Mail, postage prepaid, to the following:

Emma Bowles
c/o Martha Russell DuBose, attorney in fact
9505 Minorca Way
Unit 304
Palm Beach Gardens, Florida 33418

Laura Miskel
9219 South Oakley Avenue
Chicago, Illinois 60643



Sarah L. Blood

BILL GARRETT, Davidson County
Trans:T20170032626 AFFIDAVITH
Recvd: 04/18/17 14:55 2 pgs
Fees:12.00 Taxes:0.00

[redacted]
20170418-0037962

FILED
2017 APR 20 PM 3:57
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&

This Instrument Prepared By:
Catherine H. Gwyn
Gullett, Sanford, Robinson & Martin, PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201

AFFIDAVIT OF HEIRSHIP

STATE OF Florida
COUNTY OF Palm Beach

On this 31 day of March, 2017, before me personally appeared Raney DuBose, "Affiant", who having been duly sworn, deposes and says:

That he is at least eighteen (18) years of age and is a resident citizen of PALM BEACH County, Florida, residing at 9505 MINORCA WAY, VMT 304, PALM BEACH GARDENS, FL.

1. That he was personally acquainted with Lillie D. Ford ("Decedent") during Decedent's lifetime and was familiar with Decedent's family history.

2. That Decedent died May 4, 2013, a resident citizen of Davidson County, Tennessee, residing at 210 New Brick Church Pike, Goodlettsville, TN 37072.

3. That Decedent was predeceased by her spouse, William Ford.

4. That the Decedent did not have any children.

5. That the Decedent did not have any siblings that survived her.

6. That the Decedent was survived by two nieces, Laura Miskel and Emma Bowles, who are her sole heirs at law.

7. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property known as 210 New Brick Church Pike, Goodlettsville, TN 37072 (the "Property"), which is more particularly described as follows:

> Land located on New Brick Church Pike, west of U.S. Highway No. 31-W and 41-E, 10th District of said County and described as follows:
>
> Beginning at a point in the southerly margin of New Brick Church Pike, the westerly margin of Bakers Chapel C.M.E. Church property, and fronting 60 feet on said New Brick Church Pike, running back between parallel lines, S. 2 Deg. and 15 minutes E. 125 feet on the easterly margin, and 107 feet on the westerly margin to a dead line, measuring 60 feet thereon, according to a survey made by C. J. Carney, Surveyor, dated March 19, 1959.

EXHIBIT
tabbies
A

Being the same property conveyed to William Ford and wife, Lillie D. Ford, by deed from Charles R. Burton and wife, Artie Burton, of record in Book 2883, page 79, Register's Office for Davidson County, Tennessee. The said William Ford died on January 10, 2010. The said Lillie D. Ford subsequently died on May 4, 2013 and pursuant to a Small Estate Affidavit filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 13P1291, her only heirs at law are Laura Miskel and Emma Bowles; and

Located on the south side of New Brick Church Pike in the City of Goodlettsville, Tennessee, and lying in the 10th Civil District of Davidson County. Beginning on the south edge of New Brick Church Pike at the northwest corner of the tract of land conveyed to William Ford, Et Ux by Charles R. Burton, Et Ux by deed recorded in Book 2883, page 79 in the Register's Office of Davidson County, thence with the south edge of New Brick Church Pike in a westerly direction 15 feet to a stake; thence S. 2 deg. 15' E. 102 feet to a stake; thence S. 86 deg. 30' East 15-feet to Ford's south west corner; thence with Ford's west line N. 2 deg. 15'W. 107 feet to the point of beginning; containing .036 acres more or less.

8. I swear that the above information is true and correct to the best of my knowledge, information and belief.

Further, Affiant sayeth not.

Reney DuBose

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2017.

Notary Public

My Commission Expires: 1·5·2018

STEPHANIE REEVES
Notary Public - State of Florida
My Comm. Expires Jan 5, 2018
Commission # FF 080972