BILL GARRETT, Davidson County
Trans:T20170044110 ORDER
Recvd: 05/24/17 10:56 7 pgs
Fees:37.00 Taxes:0.00
20170524-0051623

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **ORDER OF PROBATE FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **17P752**.

ESTATE OF MYRTLE J. JOBE.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 24th day of May in the year Two Thousand and Seventeen.

RICHARD R. ROOKER CIRCUIT COURT CLERK

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

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

FILED
MAY 24 2017
RICHARD R. ROOKER, Clerk
By

In the Matter of:	)	No. 17P752
	)	
Myrtle J. Jobe, Deceased,	)	
Probate for Muniment of Title.	)	

ORDER ADMITTING WILL TO PROBATE AS MUNIMENT OF TITLE TO REAL ESTATE AND PERSONAL PROPERTY

This cause came to be heard on this the 24th day of May, 2017, upon the Petition of Kenneth W. Jobe, who is the surviving son of the Decedent, Myrtle J. Jobe, and appointed to serve as personal representative under the Decedent's Will, pursuant to T.C.A. § 32-2-111 for the purpose of probating the Decedent's Will as a muniment of title to real estate and personal property. Based on an examination of the Petition, counsel for Petitioner's presentation to the Court, and the record as a whole, the Court finds the following:

1. Petitioner, who resides at 1811 Hillside Avenue, Nashville, Tennessee 37203, is the surviving son of the Decedent, Myrtle J. Jobe (also known as "Myrtle E. Jobe").

2. The Decedent died on January 15, 2017, at the age of 97 years, at Alive Hospice, 1718 Patterson Street, Nashville, Tennessee 37203.

3. At the time of her death, the Decedent was a resident of Davidson County, Tennessee, and resided at 1811 Hillside Avenue, Nashville, Tennessee, 37203.

4. At the time of her death, the Decedent was unmarried, her husband, Oscar Thomas, Jobe, Sr., having predeceased her on April 10, 2001.

5. The Decedent is survived by one child, a son, Kenneth W. Jobe, who is the Petitioner hereunder.

6. The Decedent's son, Oscar Thomas Jobe, Jr., who predeceased the Decedent (having died on January 15, 2012), left two daughters and a son who survived the Decedent and whose names and addresses are as follows:

Kendra D. Ogunshina
912 Ryan Street
Baltimore, MD 21223

Karen E. Harvey
3420 Gaither Road
Windsor Mill, MD 21244

Oscar T. Jobe III
1309 Providence Court
Bowie, MD 20716

7. The Decedent's daughter, Delores J. Williams, who predeceased the Decedent (having died on December 16, 2014), left one daughter who survived the Decedent and whose name and address are as follows:

Kimberly J. Henry
5821 Murphywood Crossing
Antioch, TN 37013

8. Each of the Decedent's said grandchildren, who are adults and who are not under any legal disability, received notice of the date, time and location of this hearing as confirmed by the Notice of Hearing filed by Petitioner with the Clerk of the Court.

9. Presented with the Petition is a document dated March 14, 2016, that Petitioner believes is the Decedent's last will (the "Decedent's Will").

10. The Decedent's Will appears to have been properly executed by the Decedent and properly witnessed by Patricia A. Keller and Jean J. Haston, who also signed the self-providing affidavit attached to the Decedent's Will.

11. At the time of her death, the Decedent owned real estate known as 1811 Hillside Avenue, Nashville, Tennessee 37203 (the "Hillside Avenue Property"), which is fully described as follows:

Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 26 on the Map of Waverly Place, of record in Book 57, page 95, Register's Office for said county, as follows:

Beginning at a point in the westerly margin of Hillside Avenue 20 feet south of the common corner of Lot Nos. 25 and 26, being the southeast corner of the property conveyed to J.D. Johnson, Jr., by deed of record in Book 578, page 361, said Register's Office; thence with Johnson's southerly line westerly 200 feet to the easterly margin of 10th Avenue South, former Glendale Avenue; thence with the margin of the same, southerly 48 feet to the northwest corner of the property conveyed to Margaret Krohmer, of record in Book 374, page 419, said Register's Office; thence with Krohmer's northerly line easterly 200 feet to the westerly margin of Hillside Avenue; thence northerly, with the margin of the same, 50 feet to the point of beginning.

12. Under Section 7.3 of Article IV of the Decedent's Will, the Decedent's real property is made a part of the probate estate.

13. At the time of her death, the Decedent owned tangible personal property consisting of household goods, personal effects, clothing, memorabilia and jewelry (collectively, "the Decedent's Personal Property").

14. With the exception of the Hillside Avenue Property and the Decedent's Personal Property, the Decedent did not leave a probate estate to be administered.

15. Under Section 3.1 of Article III of her Will, the Decedent devised and bequeathed her home, that is, the Hillside Avenue Property, to her son, Kenneth W. Jobe.

16. Under Section 3.2 of Article III of her Will, the Decedent bequeathed the Decedent's Personal Property to her son, Kenneth W. Jobe.

17. All interested parties received notice of the date and time for the hearing of the Petition as evidenced by the Notice of Hearing attached to the Petition.

18. No interested party appeared before the Court to oppose the Petition.

Based on the above findings,

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED:

1. That, pursuant to T.C.A. § 32-2-111, the Last Will of Myrtle J. Jobe, dated March 14, 2016, is admitted to probate for the limited purpose of establishing a muniment of title to the Decedent's real estate and personal property, and that no formal administration of the Decedent's estate shall be conducted.

2. That title to the following-described real estate, having been owned by the Decedent and known as 1811 Hillside Avenue, is hereby vested in Kenneth W. Jobe.

Land in Davidson County, Tennessee:

Being part of Lot No. 26 on the Map of Waverly Place, of record in Book 57, page 95, Register's Office for said county, as follows:

Beginning at a point in the westerly margin of Hillside Avenue 20 feet south of the common corner of Lot Nos. 25 and 26, being the southeast corner of the property conveyed to J.D. Johnson, Jr., by deed of record in Book 578, page 361, said Register's Office; thence with Johnson's southerly line westerly 200 feet to the easterly margin of 10th Avenue South, former Glendale Avenue; thence with the margin of the same, southerly 48 feet to the northwest corner of the property conveyed to Margaret Krohmer, of record in Book 374, page 419, said Register's Office; thence with Krohmer's northerly line easterly 200 feet to the westerly margin of Hillside Avenue; thence northerly, with the margin of the same, 50 feet to the point of beginning.

3. That title to the Decedent's tangible personal property is hereby vested in Kenneth W. Jobe.

4. That the Decedent's said Last Will be lodged with the Clerk of the Court, and there shall be no formal administration of the Decedent's estate.

Entered: May 24, 2017.

Randy Kennedy
Judge

PREPARED BY AND
APPROVED FOR ENTRY:

D. Jefferson Herring, P.C.

By: _____

D. Jefferson Herring
Attorney for Petitioner Kenneth W. Jobe
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201
(615) 259-9594
BPR No. 6949

CERTIFICATE OF SERVICE

This is to certify that the foregoing Order was served on the below-named persons by mailing a true and exact copy of same by U.S. Mail, postage paid, to the following postal addresses on this the 24th day of May, 2017.

Kimberly J. Henry
5821 Murphywood Crossing
Antioch, TN 37013

Kendra D. Ogunshina
912 Ryan Street
Baltimore, MD 21223

Karen E. Harvey
3420 Gaither Road
Windsor Mill, MD 21244

Oscar T. Jobe III
1309 Providence Court
Bowie, MD 20716

D. Jefferson Herring

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