Karen Johnson Davidson County
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20190315-0023816

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 FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **19P111**.

ESTATE OF JOHN EDWARD DIXON

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 31st day of January in the year Two Thousand and Nineteen.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

By: _____
Deputy Clerk

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

IN RE: THE ESTATE OF JOHN EDWARD DIXON, Decedent.	)))	No. 19P111

FILED
JAN 31 2019

ORDER ADMITTING WILL TO PROBATE FOR MUNIMENT OF TITLE TO REAL PROPERTY

This matter came to be heard on the 31st day of January 2019 before the Honorable Randy Kennedy of the Seventh Circuit Court for Davidson County, Tennessee, upon the Petition to Admit Will for Sole Purpose of Establishing Muniment of Title to Real Property filed by Annie Ruth Dixon ("Petitioner"). Attorney Mitchell Miller was present at the hearing as counsel for Petitioner. Based upon the unopposed Petition, statements of counsel, and the entire record as a whole, the Court finds that the Petition is well-taken and therefore granted. Further, the Court finds as follows:

John Edward Dixon ("Decedent") died on October 4, 2018 as a resident of Davidson County, Tennessee. Decedent left a document purporting to be Decedent's Last Will and Testament dated August 1, 2011 (the "Will"). Petitioner has filed the original Will with the Court. The Will is signed by Decedent and attested to and witnessed in Decedent's presence by two witnesses. The witnesses to the Will executed an affidavit for the purpose of proving the Will consistent with T.C.A. § 32-2-110.

At the time of death, Decedent owned real property in Davidson County, Tennessee located at 3104 Wildwood Drive, Nashville, Davidson County, Tennessee 37217, as more fully and particularly described in Exhibit 2 to the Petition (the "Real Property"). Decedent's personal property was limited to various keepsakes, documents,

and household items; Decedent did not individually own any bank or financial accounts.

The Court finds that all of such personal property has either been lost or amicably distributed among the beneficiaries of the Will such that there are no probate assets for an Executor to administer or distribute. Further, there are no known debts of Decedent that would require the Real Property to be administered as a probate asset. The Real Property is the only asset of Decedent that remains to be distributed. Therefore, administration of a probate estate is not required at this time, and a muniment of title is an appropriate remedy to declare the ownership interests in the Real Property.

Article III of Decedent's Will devises the residue of Decedent's Estate, including all real property, to Petitioner. There being no personal assets and only real property, Article III of the Will effectively devises all of Decedent's interest in the Real Property to Petitioner. Petitioner has not disclaimed, conveyed, or otherwise purported to transfer Petitioner's interest in the Real Property. Accordingly, title to the Real Property vested in Petitioner immediately upon Decedent's death pursuant to the terms of the Will and Tenn. Code Ann. § 31-2-103, and title remains so vested in Petitioner at the time of this Order.

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** by the Court that:

1. The document purported to be the Last Will and Testament of John Edwards Dixon, dated August 1, 2011, has been duly proved and established as Decedent's Last Will & Testament and is hereby admitted to probate solely for the purpose of establishing a muniment of title to the Property;

3. Decedent's interest in the Property vested entirely in Petitioner, Annie Ruth Dixon, on October 4, 2018, and title remains so vested on the date of this Order;

4. A certified copy of this Order and Decedent's Will may be recorded with the Davidson County Register of Deeds and any other governmental agency as may become necessary; all such documents shall be accepted as proof that title to the Real Property is vested as described in this Order and shall be of the same effect as if Decedent had executed a valid deed conveying the entirety of Decedent's interest in the Real Property to Annie Ruth Dixon.

It is so **ORDERED**.

ENTERED this 31st day of January 2019.

HONORABLE RANDY KENNEDY

APPROVED FOR ENTRY:

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Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been sent via first-class, U.S. mail (and email as indicated) to the following:

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This the 31st day of January 2019.

Mitchell Miller