Karen Johnson Davidson County
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Fees: $22.00 Taxes: $0.00
20190701-0063953

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6/20/2019 12:38 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

BRIDGETT KELLY COLLINS,
Plaintiff/Counter-Defendant.

Docket No. 18-564-I

MARY FRANCES RUDY,
Defendant/Counter-Plaintiff.

FILED
2019 JUN 25 PM 2:58
CLERK & MASTER
DAVIDSON CO CHANCERY CT
D.C. &M

AGREED ORDER DISTRIBUTING REAL PROPERTY TO PLAINTIFF

As evidenced by the signatures of counsel for the parties below, the parties agree the following described pieces of real property should be conveyed to Bridgett Kelly Collins, in fee simple, outright and free of trust:

19th AVENUE PROPERTY

Land in Davidson County, Tennessee, Being Unit 214, University Square Condominium Apartments, as shown on plat of record in Plat Book 6900, Page 124, as established under Master Deed of record in Book 7051, Page 529, amended in Book 7119, Page 884, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mary Frances Rudy, Trustee of the Lily Hurt Living Trust by quitclaim deed from Mary Frances Rudy of record as Instrument No. 20181226-0125129 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:
900 19th Avenue South, #214
Nashville, TN 37212

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3415 WEST END AVENUE PROPERTY

Land in Davidson County, Tennessee, being Unit No. 1006 on the plan of Continental Condominiums, of record in Plat Book 5200, page 399, amended in Book 6135, Page 788 and Book 6435, Page 549, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Frances Rudy, Trustee of the Lily Hurt Living Trust by quitclaim deed from Mary Frances Rudy of record as Instrument No. 20181226-0125130 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as:
3415 West End Avenue, Unit 1006
Nashville, Tennessee 37212

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1. All right, title and interest of Mary Frances Rudy, Trustee of the Lily Hurt Living Trust in and to the below described real property, commonly known as 900 19th Avenue South, #214, Nashville, TN 37212, be, and the same hereby is, divested out of Mary Frances Rudy, Trustee of the Lily Hurt Living Trust and vested in Bridgett Kelly Collins, as an indefeasible interest in fee simple forever:

   Land in Davidson County, Tennessee, Being Unit 214, University Square Condominium Apartments, as shown on plat of record in Plat Book 6900, Page 124, as established under Master Deed of record in Book 7051, Page 529, amended in Book 7119, Page 884, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

   Being the same property conveyed to Mary Frances Rudy, Trustee of the Lily Hurt Living Trust by quitclaim deed from Mary Frances Rudy of record as Instrument No. 20181226-0125129 in the Register's Office for Davidson County, Tennessee.

2. All right, title and interest of Mary Frances Rudy, Trustee of the Lily Hurt Living Trust in and to the below described real property, commonly known as 3415 West End Avenue, Unit 1006, Nashville, Tennessee 37212, be, and the same hereby is, divested out of Mary Frances Rudy, Trustee of the Lily Hurt Living Trust and vested in Bridgett Kelly Collins, as an indefeasible interest in fee simple forever:

> Land in Davidson County, Tennessee, being Unit No. 1006 on the plan of Continental Condominiums, of record in Plat Book 5200, page 399, amended in Book 6135, Page 788 and Book 6435, Page 549, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mary Frances Rudy, Trustee of the Lily Hurt Living Trust by quitclaim deed from Mary Frances Rudy of record as Instrument No. 20181226-0125130 in the Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as:
> 3415 West End Avenue, Unit 1006
> Nashville, Tennessee 37212

3. Divestiture and vestiture of title to said lands is subject to real property taxes for the year 2019.

4. The Lien Lis Pendens of record as Instrument No. 20180523-0049603 in the Register's Office for Davidson County, Tennessee is hereby released and of no further force or effect.

ALL OTHER MATTERS ARE RESERVED.

ENTERED THIS _____ DAY OF _____, 2019.

Chancellor Patricia Head Moskal

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 1st DAY OF July 2019
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

20190701006395

APPROVED FOR ENTRY,

/s/ Toni W. Rutgerson
TONI WAYNICK RUTGERSON, #032469
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P.O. Box 17116
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1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
615-933-5850
Fax 615-777-3765
griffin@dhnashville.com

Certificate of Service

I hereby certify that a true and correct copy of the foregoing Agreed Order was this 20TH day of June, 2019 served on the following via First Class U.S. Mail and email, postage prepaid:

Dunham Hildebrand, PLLC
Attn: Mr. Griffin S. Dunham
1704 Charlotte Avenue, Ste 105
Nashville, TN 37203
griffin@dhnashville.com

Mr. John C. McLemore
Suite 250
2000 Richard Jones Road
Nashville, TN 37215
jmclemore@gmylaw.com

/s/ Toni W. Rutgerson
Toni Waynick Rutgerson

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES May 6, 2023

STATE OF TENNESSEE
COUNTY OF Davidson
On this 1 day of July, 2019 personally appeared before me, a notary public for this county and state, Toni Rutgerson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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