Karen Johnson Davidson County
Batch# 299663 ORDER
10/11/2019 11:06:39 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20191011-0104456

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

IN RE:	)	
	)	**NO. 14 P338**
ESTATE OF STANLEY STEVEN SKROBOT	)	

ORDER DIVESTING PROPERTY FROM ESTATE OF STANLEY STEVEN SKROBOT AND REVESTING PROPERTY TO WILLIAM H. PERKINS

Based upon the Motion of William H. Perkins, the Courts previous Order, the Decedent's Last Will and Testament, and the Settlement Agreement between interested parties, the Court finds the following:

1. That the Decedent, Stanley S. Skrobot, was a resident of Davidson County, Tennessee.
2. Decedent died on July 9, 2013.
3. Decedent left a Last Will and Testament dated March 22, 2000.
4. That Petitioner, William H. Perkins, was appointed as Executor of the decedent's Last Will and Testament by this Court.
5. That the Decedent at the time of his death owned interest in the following properties:

   A. 416 Humphreys St, Nashville TN 37203 owned as Tenants in Common with William H Perkins. Skrobot's undivided one half interests (1/2) were willed as a life estate to Perkins for as long as he resides in the property.

   Legal description for 416 Humphreys St, Nashville, TN 37203:

   Being Lot No. 71 and the easterly 9 feet of Lot No. 72 on the Plan of Humphreys, Houston and Martin's Addition to South Nashville, as of record in Book 30, Page 117, Register's Office for said County, and Plan Book 1, Page 35, Chancery Court at Nashville.

   Being the same property conveyed to Stanley Steven Skrobot by deed from William Henry Perkins of record in Book 6733, Page 873 Register's Office and

Davidson County, Tennessee. Further conveyed to Stanley Steven Skrobot and William H. Perkins, by Quitclaim Deed from Stanley Steven Skrobot of record in Instrument Number 20061228-0160298, said Register's Office.

B. 414 Humphreys St, Nashville, TN 37203 owned as Tenants in Common with William H Perkins.

Legal Description for 414 Humphreys St., Nashville, TN 37203:

Land in Davidson County, Tennessee, being Lot No. 70, in the Plan of Humphreys, Houston and Martin's Addition to Nashville, Tennessee, fronting fifty feet (50') on the North side of Humphrey Street and running back between parallel lines 150 feet to a 15 foot alley in the rear, said Plat is of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Perkins, unmarried, and Stanley S. Skrobot, unmarried, as tenants in common, by Warranty Deed from Richard G. Campbell and wife, Dorothy F. Campbell of record in Instrument Number 220060123-0008221, Register's Office for Davidson County, Tennessee.

C. 412 Humphreys St. Nashville, TN 37203 owned as Tenants in Common with William H. Perkins.

Legal Description of 412 Humphreys St., Nashville, TN 37203:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Humphry Houston and Martins Addition to South Nashville as of record in Book 36, Page 117, Register's Office for said county, and plan Book 1, Page 35 Chancery Court at Nashville. Said Lot 69 fronts 50 feet on the northerly side of Humphreys St. and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to William H. Perkins, a single person by deed from Beverly Lynn Lacy of record in Instrument Number 20060125-0009355 Register's Office for Davidson County, Tennessee. Further conveyed to William H. Perkins and Stanley Steven Skrobot, by Quitclaim Deed from William H. Perkins, of record in Instrument Number 20061228-0160297, said Register's Office.

D. 1315 Little Hamilton Ave, Nashville, TN 37203 owned as Tenants in Common with William H. Perkins with right of survivorship.

Legal Description of 1315 Little Hamilton Ave., Nashville, TN 37203:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the easterly 177.5 feet of Block "C" of the Merritt & Hagan Lands, as

of record in Minute Book "N", page 241, of the County Clerk for Davidson County, Tennessee

Said part of said Block fronts 50 feet on the West side of Daisy Street or Little Hamilton Avenue and runs back between parallel lines, 177.5 feet to an alley.

Being the same property conveyed to Stanley S. Skrobot and William H. Perkins, tenants in common with the right of survivorship, of record in Instrument Number 20070719-0085756, Register's Office for Davidson County, Tennessee.

E. 876 Pearson Circle, Unit 4 Youngstown, Ohio 44512 owned as Tenants in Common with Paula Veilberth, Skrobot's sister.

F. Dickerson Ave, Lakeside Pk Lot 125 Summit County, Ohio owned as Tenants in Common with David C Nighman (deceased)

6. The interested parties, William H. Perkins, Carol Wallace, Jayne Reigrut, Charles Skrobot, Kenneth Skrobot and Paula Veilberth all reached a settlement agreement regarding said properties pursuant to an Agreed Order, Docket No. 14 P338 signed and filed in Davidson County Probate Court on July 19, 2017.

7. The interested parties have received all they are entitled to pursuant to the will of Stanley Steven Skrobot and have all signed a Distributee Forms. These forms as well as the Order signed on July 19, 2017 divested each interested party to any rights of any ownership or interest in the properties listed in paragraphs B and C that are attached to this Order as **Exhibit A**.

8. The Properties in paragraphs E and F have been transferred in Ohio pursuant to an ancillary estate and the ancillary estate there has now been closed. **Exhibit B**.

BASED UPON THE FOREGOING FINDINGS, THE COURT ORDERS THE FOLLOWING:

1. That the property located at 416 Humphreys St, Nashville TN 37203 owned as Tenants in Common with William H Perkins. Skrobot's undivided one half interests

(1/2) were willed as a life estate to Perkins for as long as he resides in the property.

With the legal description as follows:

> Being Lot No. 71 and the easterly 9 feet of Lot No. 72 on the Plan of Humphreys, Houston and Martin's Addition to South Nashville, as of record in Book 30, Page 117, Register's Office for said County, and Plan Book 1, Page 35, Chancery Court at Nashville.
>
> Being the same property conveyed to Stanley Steven Skrobot by deed from William Henry Perkins of record in Book 6733, Page 873 Register's Office and Davidson County, Tennessee. Further conveyed to Stanley Steven Skrobot and William H. Perkins, by Quitclaim Deed from Stanley. Steven Skrobot of record in Instrument Number 20061228-0160298, said Register's Office.

Shall be Divested by the Estate of Stanley Steven Skrobot and Revested

to William Henry Perkins as the sole owner of said property.

2. That the property located at 414 Humphreys St, Nashville, TN 37203 owned as

Tenants in Common with William H Perkins with the legal description:

> Land in Davidson County, Tennessee, being Lot No. 70, in the Plan of Humphreys, Houston and Martin's Addition to Nashville, Tennessee, fronting fifty feet (50') on the North side of Humphrey Street and running back between parallel lines 150 feet to a 15 foot alley in the rear, said Plat is of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to William Perkins, unmarried, and Stanley S. Skrobot, unmarried, as tenants in common, by Warranty Deed from Richard G. Campbell and wife, Dorothy F. Campbell of record in Instrument Number 220060123-0008221, Register's Office for Davidson County, Tennessee.

Shall be divested from the Estate of Stanley Steven Skrobot according to the Order of

this Court dated July 19, 2017, Docket No. 14 P338 signed and filed in Davidson

County Probate Court on July 19, 2017 and be Revested to William Henry Perkins

personally and filed with the Davidson County Register of Deeds listing William Perkins as sole owner of said property. **Exhibit A.**

3. That the property located at 412 Humphreys St. Nashville, TN 37203 owned as Tenants in Common with William H. Perkins, with a legal description as follows:

> Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Humphry-Houston and Martins Addition to South Nashville as of record in Book 36, Page 117, Register's Office for said county, and plan Book 1, Page 35 Chancery Court at Nashville. Said Lot 69 fronts 50 feet on the northerly side of Humphreys St. and runs back between parallel lines 150 feet to an alley
>
> Being the same property conveyed to William H. Perkins, a single person by deed from Beverly Lynn Lacy of record in Instrument Number 20060125-0009355 Register's Office for Davidson County, Tennessee. Further conveyed to William H. Perkins and Stanley Steven Skrobot, by Quitclaim Deed from William H. Perkins, of record in Instrument Number 20061228-0160297, said Register's Office.

Shall be divested from the Estate of Stanley Steven Skrobot according to the Order of this Court dated July 19, 2017, Docket No. 14 P338 signed and filed in Davidson County Probate Court on July 19, 2017 and be Revested to William Henry Perkins personally and filed with the Davidson County Register of Deeds listing William Perkins as sole owner of said property. **Exhibit A.**

4. That the property located at 1315 Little Hamilton Ave, Nashville, TN 37203 owned as Tenants in Common with William H. Perkins with right of survivorship with the following legal description:

> Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of the easterly 177.5 feet of Block "C" of the Merritt & Hagan Lands, as of record in Minute Book "N", page 241, of the County Clerk for Davidson County, Tennessee

Said part of said Block fronts 50 feet on the West side of Daisy Street or Little Hamilton Avenue and runs back between parallel lines, 177.5 feet to an alley.

Being the same property conveyed to Stanley S. Skrobot and William H. Perkins, tenants in common with the right of survivorship, of record in Instrument Number 20070719-0085756, Register's Office for Davidson County, Tennessee.

Shall be divested from the Estate of Stanley Steven Skrobot as a matter of law via presentation to the court the Death Certificate of Stanly Steven Skrobot and be vested to Williams Henry Perkins and shall be filed with the Register of Deeds listing William Henry Perkins as sole owner of said property.

ENTERED this 11 day of ~~August~~ October, 2019.

JUDGE RANDY KENNEDY

APPROVED FOR ENTRY BY:

DOUGLAS B. OMER, ESQ BPR #019529
JAMES R. OMER & ASSOCIATES, PLLC
PO BOX 1087
BRENTWOOD, TN 37024
615-255-5555

WILLIAM HENRY PERKINS

I hereby certify that this is a true copy of original instrument filed in my office this 11th day of October, 2019
RICHARD R. ROOKER, Clerk
By _____ Deputy Clerk

CERTIFICATE OF SERVICE

I hereby certify that the foregoing has been forwarded, via the U.S. Postal Service, with first-class postage prepaid and the same properly addressed to:

William H Perkins
416 Humphreys Street
Nashville, Tennessee 37203

Carol Ischkum
f/k/a Carol Wallace
14213 Eureka Rd.
Columbiana, Ohio 44408

Jayne Reigrut
3751 Appian Way
APT. 139
Lexington, KY 40517

Charles Skrobot
4350 Highway 81South
Covington, Georgia 30016

Kenneth Skrobot
2921 Lithia Place
Lithia Springs, Georgia 30122

Paula Veilberth
876 Pearson Circle, #4
Boardman, Ohio 44512

on this 24th day of September 2019.

DOUGLAS B. OMER

EXHIBIT A

In the Circuit Court of Davidson County, Tennessee
(Probate Division)

DISTRIBUTEE STATEMENT

IN THE ESTATE OF:

Stanley Steven Skrobot
Deceased

DOCKET NO: 14 P338

I, Kenneth Skrobot, a residuary beneficiary of this estate, as evidenced by my signature below, whether notarized or signed under penalty of perjury, pursuant to *T.C.A. §30-2-601*, do hereby acknowledge and state to this Court that I am a distributee of this estate pursuant to the duly probated Will of the decedent or by intestate succession, and that I waive any and all requirements that the Personal Representative make any accounting to the Court. I further acknowledge and state to the Court that the estate has been properly administered and properly distributed and I further acknowledge final receipt of any and all interest I may have in this estate and do hereby fully release the Personal Representative from any and all liability in connection with this estate.

This 22 day of MAY, 2019.

PRINT NAME: Kenneth Skrobot

ADDRESS: Kenneth Skrobot
2921 Lithia Place
Lithia Springs, Georgia 30122

Kenneth G Skrobot
Signature

State of GA
County of Cobb

Sworn to and subscribed before me, this 22 day of May, 2019.

Notary Public / Deputy Clerk

My Commission Expires: March 6 2023

ERIC SIMON
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires March 6, 2023

OR

I certify under penalty of perjury that the foregoing is true and correct.

Signature

Effective 5/16/16

In the Circuit Court of Davidson County, Tennessee
(Probate Division)

DISTRIBUTEE STATEMENT

IN THE ESTATE OF:

Stanley Steven Skrobot
Deceased

DOCKET NO: 14 P338

I, Paula Veilberth, a residuary beneficiary of this estate, as evidenced by my signature below, whether notarized or signed under penalty of perjury, pursuant to *T.C.A. §30-2-601*, do hereby acknowledge and state to this Court that I am a distributee of this estate pursuant to the duly probated Will of the decedent or by intestate succession, and that I waive any and all requirements that the Personal Representative make any accounting to the Court. I further acknowledge and state to the Court that the estate has been properly administered and properly distributed and I further acknowledge final receipt of any and all interest I may have in this estate and do hereby fully release the Personal Representative from any and all liability in connection with this estate.

This 13th day of June, 2019.

PRINT NAME: Paula Veilberth

ADDRESS: Paula Veilberth
876 Pearson Circle, #4
Boardman, Ohio 44512

Paula Veilberth
Signature

State of Ohio
County of Trumbull
Sworn to and subscribed before me, this 13th day of June, 2019.

Notary Public / Deputy Clerk
My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

JAMES A. TADLA, ESQ.
Notary Public, State of Ohio
My Commission Has No Expiration
O.R.C. §147.03

OR

I certify under penalty of perjury that the foregoing is true and correct.

Signature

Effective 5/16/18

In the Circuit Court of Davidson County, Tennessee
(Probate Division)

DISTRIBUTEE STATEMENT

IN THE ESTATE OF:

Stanley Steven Skrobot — **DOCKET NO:** 14 P338

Deceased

I, Charles Skrobot, a residuary beneficiary of this estate, as evidenced by my signature below, whether notarized or signed under penalty of perjury, pursuant to *T.C.A. §30-2-601*, do hereby acknowledge and state to this Court that I am a distributee of this estate pursuant to the duly probated Will of the decedent or by intestate succession, and that I waive any and all requirements that the Personal Representative make any accounting to the Court. I further acknowledge and state to the Court that the estate has been properly administered and properly distributed and I further acknowledge final receipt of any and all interest I may have in this estate and do hereby fully release the Personal Representative from any and all liability in connection with this estate.

This 29th day of MAY, 2019.

PRINT NAME: Charles Skrobot

ADDRESS: Charles Skrobot
4350 Highway 81 South
Covington, Georgia 30016

Signature

State of GEORGIA
County of NEWTON
Sworn to and subscribed before me, this 29th day of MAY, 2019.

Pamela M Mason
Notary Public / Deputy Clerk
My Commission Expires: 02-22-2022

OR

I certify under penalty of perjury that the foregoing is true and correct.

Signature

PAMELA M MASON
NOTARY PUBLIC
NEWTON COUNTY
STATE OF GEORGIA
My Comm. Expires Feb.22, 2022

Effective 5/16/16

In the Circuit Court of Davidson County, Tennessee
(Probate Division)

DISTRIBUTEE STATEMENT

IN THE ESTATE OF:

Stanley Steven Skrobot
Deceased

DOCKET NO: 14 P338

I, Jayne Reigrut, a residuary beneficiary of this estate, as evidenced by my signature below, whether notarized or signed under penalty of perjury, pursuant to *T.C.A. §30-2-601*, do hereby acknowledge and state to this Court that I am a distributee of this estate pursuant to the duly probated Will of the decedent or by intestate succession, and that I waive any and all requirements that the Personal Representative make any accounting to the Court. I further acknowledge and state to the Court that the estate has been properly administered and properly distributed and I further acknowledge final receipt of any and all interest I may have in this estate and do hereby fully release the Personal Representative from any and all liability in connection with this estate.

This 13th day of May, 2019.

PRINT NAME: Jayne Reigrut

ADDRESS: Jayne Reigrut
3751 Appian Way, Apt. 139
Lexington, KY 40517

Jayne Reigrut
Signature

State of Kentucky
County of Fayette
Sworn to and subscribed before me, this 13th day of May, 2019

MACKENZIE MILZARK
Notary Public
Commonwealth of Kentucky – State at Large
My Commission Expires Dec 2, 2020

Notary Public / Deputy Clerk
My Commission Expires: 12/2/2020

OR

I certify under penalty of perjury that the foregoing is true and correct.

Signature

Effective 5/16/16

In the Circuit Court of Davidson County, Tennessee
(Probate Division)

DISTRIBUTEE STATEMENT

IN THE ESTATE OF:

Stanley Steven Skrobot — **DOCKET NO:** 14 P338
Deceased

I, Carol Ischkum f/k/a Carol Wallace, a residuary beneficiary of this estate, as evidenced by my signature below, whether notarized or signed under penalty of perjury, pursuant to *T.C.A. §30-2-601*, do hereby acknowledge and state to this Court that I am a distributee of this estate pursuant to the duly probated Will of the decedent or by intestate succession, and that I waive any and all requirements that the Personal Representative make any accounting to the Court. I further acknowledge and state to the Court that the estate has been properly administered and properly distributed and I further acknowledge final receipt of any and all interest I may have in this estate and do hereby fully release the Personal Representative from any and all liability in connection with this estate.

This 5th day of May, 2019.

PRINT NAME: Carol Ischkum

ADDRESS: Carol Ischkum
14213 Eureka Rd.
Columbiana, Ohio 44408

/s/ Carol Ischkum
Signature

State of Ohio
County of Mahoning
Sworn to and subscribed before me, this 5th day of May, 2019.

Allison M Bardo
Notary Public / Deputy Clerk
My Commission Expires: 5/21/23

NOTARIAL SEAL STATE OF OHIO

OR

I certify under penalty of perjury that the foregoing is true and correct.

Signature

Allison Bardo, Notary Public
State of Ohio
My Commission Expires May 21, 2023

Effective 5/16/16

EXHIBIT B

IN THE PROBATE COURT OF MAHONING COUNTY, OHIO
JUDGE ROBERT N. RUSU, JR.

IN THE MATTER OF THE **CASE NO.: 2018 ES 84**

- ☒ **ESTATE**
- ☐ **GUARDIANSHIP/CONSERVATORSHIP**
- ☐ **TRUST**

OF/FOR: STANLEY STEVEN SKROBOT

ENTRY APPROVING AND SETTLING ACCOUNT

[R.C. 2109.32]

Upon a hearing of the account filed on 06/12/2018, the Court finds that:

Check whichever of the following are applicable:

- ☐ The _____ partial account has been lawfully administered.
- ☐ The estate has been lawfully administered except for final distribution to the beneficiaries;
- ☒ The estate has been fully and lawfully administered and the assets have been distributed in accordance with the law or the applicable instruments governing distribution;
- ☒ The events have occurred after which the Court may approve and settle a final account;
- ☐ The events have occurred after which the Court may approve and settle a supplemental final account;
- ☐ There is a related claim or litigation pending.

This account is therefore approved and settled, and [check whichever of the following applies]:

- ☐ The fiduciary shall be discharged without further order of the Court twelve months following the approval of the final and distributive account unless discharged by this entry.
- ☒ The fiduciary is discharged.
- ☒ The surety bond is terminated.
- ☐ As there are no other assets of the Estate which are subject to Probate Court administration, no further accountings shall be required. The Fiduciary shall file an annual Status Report until the estate is closed.
- ☐ Other: _____

Date: Aug 7, 2018

FILED
MAH. CTY. PROBATE COURT
AUG - 7 2018

Honorable Robert N. Rusu, Jr., Judge

DSM

CLOSED

2018 ES
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00073322407
E13.3A