Karen Johnson Davidson County
Batch# 454631 ORDER
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Fees: $27.00 Taxes: $0.00
20200812-0089553

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the FINAL ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 03 day of AUGUST, 2020, in Docket Number 20P1056, IN RE: HATCHER JR., MARVIN P, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 03 day of AUGUST in the year 2020 and in the 244 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]

By: _____
Deputy Clerk

THE 7th CIRCUIT COURT, PROBATE DIVISION, FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

IN RE:	)	
	)	
THE ESTATE OF	)	**Docket No.** _____
MARVIN P. HATCHER, JR.	)	

ORDER TO PROBATE WILL FOR LIMITED PURPOSE OF ESTABLISHING MUNIMENT OF TITLE TO REAL ESTATE

This matter came to be heard on July 23, 2020, before the ~~Special Master Scott Pilkinton~~ Judge Randy Kennedy, upon the Petition to Probate Will for Limited Purpose of Establishing Muniment of Title to Real Estate filed by Vanessa Y. Hatcher ("Petitioner"). Based upon the unopposed Petition and the entire record, the Court finds that the Petition is well-taken and therefore granted. Further the Court finds as follows:

1. Marvin P. Hatcher, Jr., died on May 29, 2011, as a resident of Davidson County, Tennessee. Decedent left a documents purporting to be his Last Will and Testament dated March 21, 2011, signed by him and attested to and witnessed in his presence by two witnesses (the "Will"). Both witnesses to the executed an affidavit for the purpose of proving the Will consistent with Tenn. Code Ann. § 32-2-110.
2. At the time of his death, Decedent owned real property in Davidson County, Tennessee located at 2714 Aspen Drive, Nashville, Tennessee (the "Property"). A more specific description of the Property is as follows:

> Land in Davidson County, Tennessee, being lot Number 42 on the Plan of Cumberland Gardens, as of record in Book 2900, page 3 and 4 RODC.
>
> Said lot 42 fronts 52 feet on the northerly side of Aspen Drive and extends back 141 feet on the easterly line and 148.1 feet on the westerly line to the dead line, measuring 63 feet thereon.
>
> Being the same property Oscar Lee Biggers and wife Earleen Biggers by deed from Richland Development Company of record in Book - - Page - - RODC. Both are now deceased, the said Earleen Biggers having died last June 15th, 1995. She, by Will, Probated in the Davidson County Probate Court on 11-9-1995 under docket No. 95-P 1831, willed the same to Marvin P. Hatcher, Jr.

3. The Court finds that there is no personal property of Decedent that requires administration of a probate estate. Furthermore, the Will directs that the residuary estate be bequeathed to the Decedent's children, however there are no names for the children listed.

It is therefore **ORDERED, ADJUDGED, and DECREED** that the Decedent's Will is accepted and admitted solely for the purpose of establishing a Muniment of Title to the property pursuant to Tenn. Code Ann. §32-2-111.

1. The document purported to be the Last Will and Testament of Marvin P. Hatcher, Jr., dated March 21, 2011, is hereby accepted and admitted to probate for the sole purpose of establishing a Muniment of Title to the property.
2. Pursuant to the Will and Tenn. Code Ann. § 31-2-103, Decedent's interest in the property vested entirely in Vanessa Y. Hatcher in fee simple and remains so vested on the date of this Order.
3. This Order and a copy of Decedent's Will may be recorded with the Davidson County Register of Deeds and any other governmental agency; such documents shall be accepted as proof that title to the 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 Property to Vanessa Y. Hatcher in fee simple.

IT IS SO ORDERED.

ENTERED this 3rd day of August, 2020.

SPECIAL MASTER SCOTT PILKINTON

APPROVED FOR ENTRY:

COBB LAW GROUP, LP

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Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Petition to Probate Will for Limited Purposes of Establishing Muniment of Title to Real Estate via first class mail, electronic mail, or facsimile on the 3rd day of June 2020, to the following:

Vanessa Y. Hatcher
4117 Kings Lane
Nashville, Tennessee 37218

Marvell Hatcher
Whereabouts unknown

Mardrell DiJan Hatcher
37A Green Valley Loop
Vilonia, AR 72173

Jamal Hampton
Whereabouts unknown

Vaughn Wesley
Whereabouts unknown

COBB LAW GROUP, LP

JAMES W. COBB, BPR#: 33248
CHRISTIE E. WHITE, BPR#: 036977

True Copy Certification

I, James Cobb, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY