IN THE CIRCUIT COURT FOR SUMNER COUNTY, TENNESSEE
AT GALLATIN

DeANDRE JERMAINE EDMONDSON, Plaintiff/Husband,	)	
v.	)	DOCKET No. 831-2019-CV-425
SCHREE SCHNELL HILL, Defendant/Wife.	)	

FINAL DECREE OF DIVORCE

THIS CAUSE came on to be granted on the 20 day of January, 2021, before the Honorable Joe H. Thompson, on the Answer and Counter-Complaint for Divorce filed by the Defendant/Wife, Schree Schnell Hill, with the cause proceeding to trial as an uncontested matter in view of a written, executed Marital Dissolution Agreement reached by and between the parties and exhibited to the Court, and the entire record in this cause, from all of which this Court is of the opinion and so finds that:

1. This Court has jurisdiction in all necessary particulars of this case, and the facts alleged in the Complaint are true and correct as to the necessary elements of an irreconcilable differences divorce. The differences between the parties have become irreconcilable differences and a divorce should be granted to Wife on the ground of irreconcilable differences.

2. The sixty (60) day waiting period, as required by statute, has elapsed.

3. The Health Insurance Notice required by *Tenn. Code Ann. 56-7-2366* has been properly filed and sent to the appropriate party.

4. It further appears to the Court that the parties have entered into an agreed written and executed Marital Dissolution Agreement and the Court affirmatively finds that the parties have made adequate and sufficient provisions by these written agreements for the fair and equitable

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settlement and division of any property rights between them. Said Marital Dissolution Agreement is more specifically in words and figures as follows:

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IN THE CIRCUIT COURT FOR SUMNER COUNTY, TENNESSEE

DeANDRE JERMAINE EDMONDSON, Plaintiff/Husband,	)	
v.	)	DOCKET No. 831-2019-CV-425
SCHREE SCHNELL HILL, Defendant/Wife.	)	

MARITAL DISSOLUTION AGREEMENT

THIS AGREEMENT made by and between the parties, SCHREE SCHNELL HILL, (hereinafter referred to as "Wife") and **DeANDRE JERMAINE EDMONDSON**, (hereinafter referred to as "Husband"):

WHEREAS, the parties were married on September 25, ~~2007~~ 2010, in Nashville, Tennessee; and

WHEREAS, there have been no minor children born of this marriage; and

WHEREAS, certain differences and difficulties have arisen between the parties, and a divorce action in which irreconcilable differences is alleged as a ground has been instituted in the Circuit Court for Sumner County, Tennessee, under Docket No. 831-2019-CV-425, and the parties have no expectation of renewing their marital relationship; and

WHEREAS, the parties as a consequence of disputes and apparent differences wish to make arrangements in connection with the dissolution of their marriage and to settle amicably all property, and marital property and debts growing out of the marital relationship;

IT IS THEREFORE AGREED that for and in consideration of the mutual promises and premises herein contained the parties agree as follows:

1. **DIVORCE:** The Wife shall be awarded a divorce on the grounds of irreconcilable differences and the parties shall be restored to the rights and privileges of unmarried persons. The

parties acknowledge and agree that this Marital Dissolution Agreement shall be presented to the Court for ratification and approval as soon as possible from and after its execution and, upon approval by the Court, shall be incorporated into a Final Decree of Divorce.

2. **REAL PROPERTY.** Husband shall be awarded the real property located at 2628 Claylick Road, Whites Creek, Tennessee 37189, which is titled in the name of the Wife subject to a lien of $125,000 in favor of the Wife, Schree Hill, pursuant to the terms and conditions set forth herein. This property is encumbered by a Deed of Trust to W.T. Clinard and/or wife, Jessie B. Clinard, which is titled in the parties' joint names. (Map/Parcel Numbers 022-00-0-046-00 and 022-00-0-047-00) more fully described as follows:

> Tract 1: Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by G&G Engineering Co., June 23, 1967, as follows: Beginning at a point approximately 1.8 miles east of Joelton, Tennessee on Claylick Road, this point being a spike in the center of Claylick Road; thence north 0 degrees 54' east 428 feet along a fence to a point; thence north 76 degrees 17' east 364 feet along a fence to a point, the two previous calls along the C.L. Wheeler property; thence north 15 degrees 19' west 280 feet to a point; thence north 6 degrees 02' east 191 feet to a point thence north 21 degrees 26' west 400 feet to a point; thence north 18 degrees 08' west 180 feet to a point thence north 23 degrees 03' west 485 feet to a point; thence north 22 degrees 10' west 240 feet to a point; thence north 28 degrees 10' west 668 feet to a point; thence south 58 degrees 24' west 1319 feet to a point – the previous eight calls are all long fence lines bounding Cordell Piper property; thence south 1 degree 14' west 2085 feet along the fence bounding D.A. Harris property to a point; thence north 89 degrees 59' east 1662.6 feet across open wooded land, crossing Claylick Road, this line bounds the Albert Adcock property to the point of beginning, containing 96.4 acres, more or less.
>
> Included in the above description but expressly excluded therefrom is the following described property granted to the State of Tennessee by Final Judgment in State of Tennessee, Petitioner, vs. Mildred Colley et al, Defendants, No. B-6904, of record in Book 4581, page 129, Register's Office for Davidson County, Tennessee.
>
> Tennessee, Petitioner, vs. Mildred Colley et al, Defendants, No. B-6904, of record in Book 4581, page 129, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the center of Claylick Road said point being Charles L. Wheeler's southwest corner; thence with said center of road westwardly 1810 feet more or less to D.A. Harris southeast corner; thence with Harris' east boundary line

north 5 degrees 10 minutes east 755 feet more or less to a point 350 feet northerly from the center line of proposed north bound lane of I-24; thence south 59 degrees 57 minutes 50 seconds east 208 feet more or less; thence north 82 degrees 53 minutes 08 seconds east 823.82 feet to a point which is 300 feet northerly from the center line station 245 + 50 of proposed north bound land of I-24; thence south 82 degrees 00 minutes 37 seconds east 404.41 feet; thence south 53 degrees 27 minutes 43 seconds east 420 feet more to Charles Wheeler's west boundary line; thence with said boundary line southwardly 285 feet more or less to the point of beginning and containing 18.85 acres.

Tract II: Land in Davidson County, Tennessee, being Parcel 47 and particularly described as follows according to a survey by C.E. Greek, Surveyor:

Beginning at a point, this point being opposite station 257 + 50 Northbound lane I-24-9 (2) 32 right of way of Davidson County, these plans on file with the Tennessee Department of Transportation; thence along the I-24 right of way line North 53 degrees 28' West 430 feet + or – to a point, this being the Southeast corner of the Mildred Colley property; thence in a Northerly direction 134 feet + or – along a fence line bounded by the Mildred Collet property to a fence corner; thence in an easerly direction 364 feet + or – along a fence line bounded by the Mildred Colley property to a point in the center of a creek; thence in a Southeasterly direction 535 feet + or – along the center of a creek bounded by the Cordell B. Piper property to a point in the I-24 right of way; thence in a Southeasterly direction 70 feet + or – along the I-24 right of way to a point; thence northerly 46 degrees 9' West 225 feet + or – along the I-24 right of way to a point; this being the point of beginning and containing 3.38 acres more or less.

Included in the above description is a parcel of land purchased as a permanent drainage easement by the Tennessee Department of Transportation and recorded in Book 4515, Page 922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Schree Hill by Warranty Deed from W.T. Clinard and Wife, Jessie B. Clinard, of record in Book 20160906, Page 0093592, Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 6, 2016.

Husband is hereby vested and Wife divested of any right, title and interest in said real property, except that Husband shall pay to Wife the sum of $125,000 for her interest in said property within three (3) years of the entry of the Final Decree of Divorce. Until Husband has fulfilled this obligation, Wife shall hold a second lien on the property in the amount of $125,000. Within ninety (90) days of the entry of the Final Decree of Divorce, Husband shall refinance or

otherwise cause Wife's name to be removed from the indebtedness on this property to W.T. and Jessie Clinard. In the event that the Husband shall not refinance or otherwise cause the Wife's name to be removed from the debt within the ninety day period or in the event that the Husband shall not have paid to the Wife the $125,000 lien payment due her within three years of entry of the Final Decree of Divorce the Wife shall be empowered to compel sale of the property to satisfy her lien. The lien amount of $125,000 shall bear no interest for the three year period but if not paid within that three year period shall then bear interest at the rate of 7.5% per annum. In the event that it is necessary for the Wife to institute legal action to compel sale of the property then in that event the Husband shall be responsible for the Wife's attorney's fees and other legal expenses.

Wife shall cooperate in signing a Quitclaim Deed transferring any marital interest she may have in said real property to Husband upon entry of the Final Decree of Divorce. Husband shall be responsible for any and all expenses related to this property, including but not limited to mortgage payments, utilities, taxes, insurance and upkeep expenses, and shall hold Wife harmless for same.

Husband shall be awarded the real property located at 1080 Luxborough Drive, Hendersonville, Tennessee, 37075, which is titled in the Husband's individual name. This property is encumbered by a mortgage through Mortgage Investor's Group, which is titled in the parties' joint names. (Map/Parcel Number 123G-E-1.00) more fully described as follows:

> Land in Sumner County, Tennessee, being Lot No. 58, Final Plat, Somerset Downs, Phase 5, as of record in Plat Book 30, page 204, Register's Office for Sumner County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
> Being a portion of the property conveyed to Deandre J. Edmondson and Schree Hill, husband and wife, by Warranty Deed from Creekside Homes, LLC, a Tennessee Limited Liability Company, dated December 31, 2018, recorded January 2, 2019, of record in Record Book 4873, pages 128-130.

Husband is hereby vested and Wife divested of any right, title and interest in said real property upon payment by the Husband to the Wife of $40,000 and his refinance of the mortgage on the property into his sole name within 90 days of the Final Decree of Divorce. The Wife shall fully cooperate with the efforts to refinance including execution of any required documents provided that the result of such refinancing includes payment of the required $40,000 to the Wife.

Wife shall vacate the marital home within ninety (90) days of payment to her. While Wife remains in the marital residence, the parties shall equally contribute to the payment of the monthly mortgage note, utilities, and other household expenses. From the date that Wife vacates the marital residence, Husband shall be solely responsible for timely payment of the monthly mortgage note, including any and all utilities, all property taxes, all insurance expenses, all maintenance and upkeep expenses, and he shall hold Wife harmless from any further liability thereon.

In the event that Husband fails to pay to Wife the sum of $40,000 within ninety (90) days of the entry of the Final Decree of Divorce, Wife shall have the option to purchase the home from Husband, or to motion the Court to force the sale of same. If the home is sold by order of the Court, Wife shall be entitled to the first $40,000 of net proceeds from the sale of same, after the payment of the mortgage and any and all regular and necessary costs of sale, or all net proceeds from the sale, whichever is less. By way of example, if the net proceeds from the sale after the payment of any and all regular and necessary costs of sale is $38,000, Wife shall receive $38,000 and shall not be entitled to any further compensation for her interest in the home. Any remaining net proceeds after the satisfaction of the mortgage and regular and necessary costs of sale have been paid and the disbursement of $40,000 to Wife, shall be awarded to Husband.

Until Wife vacates the marital residence, the provisions of T.C.A. § 36-4-106(d)(3) shall remain in place, enjoining and restraining the parties from harassing, threatening, assaulting or

abusing the other.

Wife shall be awarded the real property located at 2125 South Third Street, Memphis, Tennessee 38109, which is titled in her sole name, as well as the daycare business, "The Little House," which is operated from that location. This property is unencumbered

Wife is hereby vested and Husband divested of any right, title and interest in said real property. Wife shall be solely responsible for all expenses related to the property, including any and all utilities, all property taxes, all insurance expenses, all maintenance and upkeep expenses, and she shall hold Husband harmless from any further liability thereon. Husband shall cooperate in signing a Quitclaim Deed transferring any marital interest he may have in said real property to Wife upon entry of the Final Decree of Divorce.

Husband shall be awarded the real property located at 1509 Walnut Drive, Hopkinsville, Kentucky 42240, which is titled in Husband's individual name. This property is not encumbered by a mortgage, but is subject to a lien held by the City of Hopkinsville.

Husband is hereby vested and Wife divested of any right, title and interest in said real property. Husband shall be solely responsible for all expenses related to the property, including any and all utilities, all property taxes, all insurance expenses, all maintenance and upkeep expenses, and he shall hold Wife harmless from any further liability thereon. Wife shall cooperate in signing a Quitclaim Deed transferring any marital interest she may have in said real property to Husband upon entry of the Final Decree of Divorce.

The parties previously held an ownership interest in the real property located at 1109 Dickerson Pike, Nashville, Tennessee, which was titled in the name of the Wife during the marriage. Wife warrants that she has a leasehold interest in said property, but that she no longer has any present interest in same other than an "Option to Purchase" for $230,000. Wife shall be

solely responsible for any payments due under her lease agreement with respect to this property. In the event it is later discovered that Wife does retain a present or future ownership interest in said property as of the date of the entry of the Final Decree of Divorce, Husband shall be entitled to a one-half interest in the value of same.

3. **AUTOMOBILES.** Wife is awarded all right, title and interest in and to the 2020 Cadillac Escalade, Vehicle Identification # 1GYS4BKJ8LR195998 and any indebtedness thereon. Wife shall be responsible for the monthly payment, insurance expenses, maintenance and upkeep expenses, and hold Husband harmless for same.

Husband is awarded all right, title and interest in and to the 2016 Dodge Challenger Hellcat, Vehicle Identification #_____. As of the date of the entry of the Final Decree of Divorce, Husband shall be responsible for the monthly payment on same, and shall be responsible for insurance expenses, maintenance and upkeep expenses, and hold Wife harmless for same. Within ninety (90) days of the entry of the Final Decree of Divorce, Husband shall refinance or pay off the note on the vehicle, so as to remove Wife's name from the indebtedness on same and failing to do so shall entitle the Wife to entry of Judgment in the amount of $22,352.71 or such balance as may remain unpaid on the Hellcat. Such Judgment shall be entered upon sworn application of the Wife.

Wife is awarded the 2006 Honda Odyssey vehicle titled to Little House Enrichment Center, free and clear of any claim, right, title or interest of Husband. This vehicle is unencumbered. Wife shall be responsible for insurance expenses, maintenance and upkeep expenses, and hold Husband harmless for same.

Any other vehicles owned by the parties but not listed in this agreement shall be awarded to the party in whose name the vehicle is titled.

4. **PERSONAL PROPERTY**. The parties have agreed to an equitable division of all their items of household furniture and personal property. Husband shall retain all furnishings of the marital home, except for those itemized set forth on Exhibit A to this agreement which are awarded to the Wife, and each party shall retain and remove all materials, tools, equipment and inventory of their businesses presently located at the real property awarded to them. Each party shall receive as their separate personal property their clothing, jewelry, personal effects, shoes, and accessories and items which were gifted to them, inherited by them, or which they brought into the marriage. Each party shall receive these items free and clear of any claim, title, right and/or interest of the other spouse.

5. **BUSINESS INTERESTS.** Wife shall be awarded any and all interest in her businesses, Hairposium and Little House Enrichment Center, including any and all assets and debts of said businesses, free and clear of any claim, right, title or interest of Husband. Wife shall hold Husband harmless for any debts or liabilities of said businesses.

Husband shall be awarded any and all interest in his businesses, D&D Janitorial, LLC, D&D Garbage, LLC, Music City Spring Water, and Music City Cars, LLC, including any and all assets and debts of said businesses, free and clear of any claim, right, title or interest of Wife. Husband shall hold Wife harmless for any debts or liabilities of said businesses.

6. **BANK ACCOUNTS**.

The parties have no joint checking or savings accounts.

Each party is awarded all checking and savings accounts in his or her individual name free and clear of any claim, right and/or interest of the other. From the date of this agreement, each party shall be responsible for their respectively awarded accounts. Neither shall make withdrawals from the other's account without the account owner's express written permission and each party shall

be solely responsible for and shall indemnify the other spouse from any obligations incurred on any accounts of the owner of the other.

7. **RETIREMENT ACCOUNTS.** The parties warrant that neither has an interest in any retirement account.

8. **INVESTMENTS:** The parties warrant that neither has an interest in any stocks or investment accounts.

9. **LIFE INSURANCE.** Each party is awarded any life insurance policies in their individual names and shall be allowed to designate the beneficiary of their choice.

10. **ALIMONY**. Neither party shall be entitled to receive alimony from the other in this action.

11. **DEBTS**. The parties have no jointly-titled debts, except as otherwise provided for herein. Each party shall be solely responsible for the debts and/or credit card accounts that they have incurred in their sole and separate names, unless otherwise specified herein.

Both parties acknowledge that to the best of their knowledge, they have no outstanding indebtedness other than that specifically set out herein. However, in the event that any other indebtedness exists, whoever incurred such indebtedness shall be solely responsible for its repayment. Each party covenants with the other that, from the date of the signing of this Agreement, neither will contract any indebtedness upon the credit of the other.

12. **MEDICAL INSURANCE.** Neither party maintains a health insurance policy. Each party will be responsible for obtaining and paying for their respective health insurance and healthcare expenses. The parties stipulate that they have complied with the terms of Tennessee Code Annotated §56-7-2366, and the required Health Insurance Notice has been filed with the Sumner County Circuit Court Clerk.

13. **ATTORNEY FEES AND MEDIATION COSTS.** Each party shall be responsible for paying their own attorney's fees in this matter. Wife shall be solely responsible to pay all of her unpaid individual and separate attorney fees to her attorney, John Phillips. Husband shall be solely responsible to pay all of his unpaid individual and separate attorney fees to his attorney, Laura S. Blum.

14. **COURT COSTS.** Husband and Wife shall equally divide all unpaid court costs associated with the divorce proceeding pending in the Circuit Court for Sumner County, Tennessee.

15. **CREDITORS.** Pursuant to the provisions of *Tennessee Code Annotated § 36-4-134*, by their signatures appearing below the parties warrant and acknowledge they have each read and understand the following notice: The provisions of this Marital Dissolution Agreement do not necessarily affect the ability of a creditor to proceed against a party to this Agreement, or that party's property, even though the party is not responsible to a creditor under the terms of this Agreement for an account, any debt associated with an account, or any debt. It may be in a party's best interest to cancel, close, or freeze any jointly held accounts.

16. **TORT CLAIMS.** The parties further agree that by executing this Marital Dissolution Agreement they are releasing, discharging and forever barring any possible tort claims which they may have against each other, including those that could arise from contractual matters which are negotiated in this Marital Dissolution Agreement. The parties understand that they are forever barred from raising any tort claim, or tort claim arising from contractual matters in the future, out of any matters which were incurred in this marriage or which may have been incurred in the process of this divorce action.

17. **TAXES.** Each party agrees to assume sole and separate responsibility for paying any taxes, penalties and/or interest which may hereafter be finally determined to be due as a result

of income earned and/or received by him or her or losses or deductions taken by him or her during any year for which the parties file, or have filed, joint income tax returns. Further, each party agrees to hold the other party harmless from any liability for such income taxes, penalties and/or interest as may hereinafter be finally determined to be due. The parties will file a separate tax return for 2020. Each party shall pay taxes on his or her income and receive any refund due to him or her, free and clear of any claim of the other.

The parties intend and agree that all transfers of property as provided for herein are subject to the provision Section 1041, Internal Revenue Code of 1954 as amended, entitled "Treatment of Transfers of Property Between Spouses or Incident to Divorce", and that they shall be accounted for and reported on his or her respective individual income tax returns in such a manner such that no gain or loss shall be recognized as a result of the division and transfer of property as provided for herein. Each party shall file his or her Federal and State tax returns, and report his or her income and losses thereon, consistent with the foregoing intent of reporting the division and transfers of property as a non-taxable event.

18. **NON-DISCHARGEABILITY.** Whenever one party is required by the terms of this Agreement to assume responsibility for paying certain debts, or payments and/or indemnify and hold the other party harmless from any liability therefore, such obligation shall be deemed to be a support obligation under Title 11 U.S.C.A. § 523(a)(5) or Title 11 U.S.C.A. § 523(a)(15), which is not dischargeable in Bankruptcy as to the other party.

19. **INDEMNIFICATION.** In the event a creditor of either party seeks makes a claim against the other party, which is upheld by a Court of competent jurisdiction to pay any debt for which the other party is responsible, either by contract or pursuant to the terms of this Agreement, the party against whom such claim is made shall be entitled to recover from the

responsible party the amount of any payment he or she makes, including interest, and any expenses incurred in defending the creditor's claim, including reasonable attorney's fees.

20. ENFORCEMENT. In the event that it becomes reasonably necessary for either party to institute or defend legal proceedings relating to the enforcement of any provision of this Agreement, the successful party shall also be entitled to a judgment for reasonable expenses, including attorney's fees, incurred in connection with such proceedings.

21. INCORPORATION INTO FINAL DECREE. It is understood and agreed between the parties that this Agreement shall be introduced in the proceeding now pending in the Circuit Court for Sumner County, Tennessee. This Agreement is submitted to the Court for ratification and incorporation into the Final Decree of Divorce between the parties.

22. FINAL SETTLEMENT. It is understood and agreed between the parties that this agreement is intended to be a final settlement of all property rights and support rights and obligations of the respective parties hereto and shall constitute a discharge of any and all claims arising out of their marital relationship. Each party hereby waives and relinquishes to the other all rights or claims which each of them may have or hereinafter required under the law of any jurisdiction with respect to the other's property, including, without limitation, dower, curtsey, statutory allowance, homestead rights, right to take against the will of the other, inheritance, dissent, or distribution, or right to act as an administrator or executor of the other's estate, except as provided by the terms of this Agreement. This Agreement applies to all property now owned by Husband and Wife, individually or jointly, or any property that either of them may acquire in the future.

23. REVOCATION OF BENEFICIARY. The parties agree that, except as otherwise provided by the terms of this Agreement, all documents heretofore executed by either party which designate the other party as a beneficiary, if any, will be, and are hereby, revoked. Such documents

shall include, but not be limited to, powers of attorney, beneficiary designations under insurance policies, annuities, retirement programs, employee benefit programs, and bank accounts. It is the intent of the parties to this Agreement that neither party will receive any proceeds as a beneficiary of the other party from and after execution of this Agreement unless otherwise provided by the terms of this Agreement or unless a new beneficiary designation is hereafter executed designating the other party as a beneficiary.

24. **REVOCATION OF ELECTRONIC ACCESS.** The parties agree that upon execution of this Agreement, each party revokes any and all express or implied permission given to the other, or anyone acting on their behalf, to access the other party's sole financial, social media, email, or other online or local accounts and/or services, including but not limited to: checking, savings, retirement, investment, Facebook, Gmail, Shutterfly, Snapchat, LinkedIn, Pinterest, Twitter, and Instragram accounts as well as the use of or access to the other's personal or work computer(s) and cellular telephone(s), other personal electronic devices, cloud storage accounts and electronic data.

25. **BINDING.** This agreement shall be binding upon and inure to the benefit of the parties hereto, their personal representatives, heirs and assigns.

26. **FULL DISCLOSURE.** The parties acknowledge that there are no assets owned by them, either jointly or separately, and that they have no interest in any other assets other than those which are reflected by the terms of this Agreement. The parties warrant and represent that they have made full and complete disclosure to each other and their respective attorneys of all assets in which they have an interest. Should it develop there were undisclosed assets, the party to whom the assets were not disclosed shall have the right to an equitable share of same. This claim is specifically reserved to each party and is not discharged by the remaining terms of this Agreement.

27. VOLUNTARY AGREEMENT. Each party represents to the other and acknowledges that this Agreement is entered into without undue influence, fraud, coercion, collusion or misrepresentation and or for any reason not herein stated. The provisions of this agreement and their legal effect are fully known by each other of the parties, and each party acknowledges that the agreement is fair and equitable and that it is being entered into voluntarily. Both parties are represented by counsel.

28. ENTIRE UNDERSTANDING. This agreement contains the entire understanding of the parties. There are no representations, warranties or promises other than those expressly set forth herein.

29. SEVERABILITY. In the event any provision of this Agreement shall be held invalid by a Court of competent jurisdiction, such invalid provision shall not affect the other provisions of this Agreement, said provisions being severable.

30. EXECUTION OF DOCUMENTS. It is understood and agreed between the parties that, as part of the consideration for the execution of this Agreement, each party shall willingly execute and deliver any and all instruments necessary or required in order to implement the terms of this Agreement.

31. AMENDMENT OF AGREEMENT. This Agreement may be altered, amended or canceled only by instrument in writing signed by each of the parties, and this requirement cannot be waived by oral agreement.

32. TENNESSEE LAW. This Agreement shall be construed under the laws of the State of Tennessee.

33. ENFORCEMENT BY MOTION. The parties acknowledge that the signing of this Agreement shall confer on either party the right to compel enforcement of this Agreement by

motion to the Court.

34. TAX CONSEQUENCES. The parties acknowledge that they have been separately advised by their respective attorneys that there may be certain tax consequences pertaining to this Agreement, that neither attorney has furnished tax advice with respect to this Agreement, that each party has been directed and advised to obtain independent tax advice from qualified tax accountants or tax counsel prior to signing this Agreement and that they have had the opportunity to do so, if applicable; and have availed themselves of that opportunity by obtaining said tax advice.

35. REAL ESTATE ADVICE. The parties acknowledge that they neither received not relied upon their counsel in this divorce for expert legal advice in real estate law. Both parties acknowledge and understand that they had the opportunity to consult with a real estate attorney and knowingly and voluntarily waive the opportunity. Similarly, they understand that a title search and home inspection may reveal information not known to them about their real estate, but they have elected to forgo those processes and to nonetheless enter into this agreement.

IN WITNESS WHEREOF, the parties have set their signatures.

SIGNATURE PAGE TO FOLLOW

12-14-2020
DATE

SCHREE SCHNELL HILL, Wife

12-22-2020
DATE

DeANDRE JERMAINE EDMONDSON, Husband

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, a Notary Public in and for the aforesaid State and County, the within-named **SCHREE SCHNELL HILL** with whom I am personally acquainted, or upon sufficient evidence provided, and who acknowledged that she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires 5-20-2024
DATE

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for the aforesaid State and County, the within-named, **DeANDRE JERMAINE EDMONDSON,** with whom I am personally acquainted, or upon sufficient evidence provided, and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires 1-19-2021
DATE

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY
MY COMMISSION EXPIRES 1-19-2021

EXHIBIT A

Schree Hill to Receive:

75" TV in living room
Master bedroom suite
65" TV in Master bedroom
Patio furniture
Patio TV
3rd bedroom room suite
4th bedroom room suite
4th bedroom TV
Pots and pans

DeAndre Edmondson to Receive:

Living room furniture
65 in" TV in bonus room
Guest bedroom suite
3rd bedroom TV
Bonus room furniture
Kitchen table
Dining room table

WAIVER OF RIGHT OF FIRST REFUSAL

The Schree S Hill ("Ms. Hill") acknowledges that David. D DiMuzio Trustee for The 1109 Dickerson Pike Trust is proposing to sell the property known as 1109 Dickerson Pike, Nashville, TN 37207 ("the Property").

Ms. Hill understands that she has the right to purchase the Property pursuant to the right of first refusal as provided in the Lease with Option To Purchase between Shree S. Hill and David. D DiMuzio Trustee for The 1109 Dickerson Pike Trust (the "Agreement").

With respect to such right of first refusal, Ms. Hill hereby advises David. D DiMuzio Trustee for The 1109 Dickerson Pike Trust as follows:

____x____ Ms. Hill hereby elects to waive any and all rights of first refusal pursuant to the above referenced document, as it relates to the sale under the August 16, 2019 contract of sale to Urbangate Properties, LLC (the "Purchaser"), in the amount of $230,000.00; .

_____ Ms. Hill hereby elects to exercise her right of first refusal.

This waiver does not apply to any future sale of the property nor does it waive or restrict any rights Ms. Hill has to continue her lease of said property, as set forth in the Agreement.

Dated this 29 day of August, 2019.

Schree S. Hill

Trustee

David. D DiMuzio Trustee for The 1109 Dickerson Pike Trust

Urbangate Properties, LLC

By: Brandon Thornberry

It is therefore, **ORDERED, ADJUDGED AND DECREED** that all parts and portions of the Marital Dissolution Agreement executed by the parties and incorporated herein, are hereby approved by the Court and made a judgment hereof in all respects, and it is further,

ORDERED, ADJUDGED AND DECREED that Defendant/Wife, Schree Schnell Hill, is hereby awarded an absolute divorce from the Plaintiff/Husband, DeAndre Jermaine Edmondson, on the grounds of irreconcilable differences, and both parties are hereby restored to all the rights and privileges of an unmarried person; and it is further,

ORDERED, ADJUDGED AND DECREED that the parties shall be equally responsible for all unpaid court costs of this cause, for which execution may issue if necessary; and it is further,

ORDERED, ADJUDGED AND DECREED that execution may issue to enforce any of the provisions of this Final Decree of Divorce.

The addresses of the parties are as follows:

DeAndre Jermaine Edmondson
1080 Luxborough Drive
Hendersonville, TN 37075

Schree Schnell Hill
1080 Luxborough Drive
Hendersonville, TN 37075

DATED this the 30th day of January, 2020.

THE HONORABLE JOE H. THOMPSON

STATE OF TENNESSEE, SUMNER COUNTY
I, Kathryn Strong, Clerk, do hereby certify that the foregoing is a true and correct copy of the Final Decree on file or issued in the case of Edmondson vs. Hill
This the 3rd day of February 20 21
KATHRYN STRONG, CIRCUIT COURT CLERK

APPROVED FOR ENTRY:

ROGERS, SHEA & SPANOS

/s/ Laura S. Blum
LAURA S. BLUM, No. 36704
Attorneys for Husband
The Wind in the Willows Mansion
2205 State Street
Nashville, Tennessee 37203
Phone: (615) 320-0600
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PHILLIPS & INGRUM

/s/ John R. Phillips w/ Permission LSB #36704
JOHN R. PHILLIPS, JR., No. 4634
Attorney for Wife
117 E. Main Street
Gallatin, Tennessee 37066
615-452-8030
johnphillips@phillipsandingrum.com

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 13th day of January, 2021, a true and exact copy of the foregoing ***Final Decree*** has been forwarded to the persons listed below:

John R. Phillips, Jr.
Phillips & Ingrum
117 East Main Street
Gallatin, TN 37066

by the method identified as follows:

_____ U.S. Mail, Postage Prepaid
_____ Hand Delivered
_____ Overnight Delivery Service
_____ Certified Mail, Return Receipt Requested
_____ Facsimile
_____ Email Transmission

/s/ Laura S. Blum
LAURA S. BLUM