Karen Johnson Davidson County
Batch# 722655 DEEDWARR
09/23/2021 10:29:30 AM 6 pgs
Fees: $33.00 Taxes: $3,145.00
20210923-0127928

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNY, TENNESSEE
AT NASHVILLE

TERRI R. PROVOST Plaintiff,	}	
vs.	}	No.:19P-1903
VALERIE R. BLACKBURN Defendant.	}	

AGREED AMENDED ORDER

This cause initially came on to be heard on July 2, 2021, upon the Plaintiff's Motion to Approve the Sale of the property in question located at 2411 Lakeside Drive, Old Hickory, Tennessee. The Court previously approved a Contract (containing numerous contingencies) of Sale of this property that is held in tenants-in-common by Terri Provost and her sister, Valerie R. Blackburn. After that contract was approved, the prospective buyer later submitted an amendment to the contract agreeing to buy the property for $850,000.00 without any Metro approval; i.e., buying the property "as-is".

The initial July 2, 2021, order did not contain sufficient detail regarding the property description to satisfy the Title Company, and therefore by agreement, as evidenced by the signatures of the parties' counsel hereto, the initial July 2, 2021 order is amended to provide the necessary information to satisfy Old Republic Title Company in issuing a title policy on

this property as required of the Sellers by the contract with Music City Classics, Inc.

IT IS THEREFORE ORDERED that the original Contract submitted by Music City Classics, Inc. as amended that now states that "the Buyer accepts the property in 'as-is' condition, without any site plan approval, and will close on or before August 27, 2021", and that also contains a purchase price of $850,000.00 is hereby approved. This transaction shall proceed to closing without prior approval of the Court unless either party brings the matter to the attention of the Court.

IT IS FURTHER ORDERED that Rule 70 of the Tennessee Rules of Civil Procedure is invoked by the Court and if both owners of said property do not agree to sign the Deed transferring ownership to the property, then this Order shall operate as a deed of conveyance to the property known as 2411 Lakeside Drive, Old Hickory, Davidson County, Tennessee, located at **Map 53.08, Parcel: 47** and as identified in the following Legal Description of the property:

> Beginning at an iron pin in the northeasterly margin of Lakeshore Drive a/k/a Pitts Ave., in the city of Old Hickory, TN, a corner to the property conveyed to Vallie Brown by deed of record in Book 1490, Page 143, Register's Office for Davidson County. Tennessee; thence, with said margin of Lakeshore Drive, N 45 deg. 15' 54' W 110.37 feet to an iron pin; thence leaving Lakeshore Drive, N 44 deg. 35' 58'E 451.34 feet to an iron pin in the margin of Cumberland River/Old Hickory Lake; thence, with said margin S 37 deg. 22' 11" E

212.84 feet to an iron pin; thence, leaving the margin of Cumberland River/Old Hickory Lake with an alley, S 45 deg. 05' 15" W 282.94 feet to an iron pin; thence, with the northeasterly line of Vallie Brown, N 45 deg. 02' 54' W 96.36 feet to an iron pin; thence continuing with the line of Vallie Brown, S 45 deg. 15' 52' W 139.54 feet to the point of beginning, containing 1. 79 acres, more or less.

Being the same property conveyed to Alma C. Rion by deed of record in Book 2037, Page 526, Register's Office for Davidson County, Tennessee. Alma C. Rion died on June 7, 2001, leaving a Last Will and Testament dated November 17, 1994, filed for record as instrument No. 20010725-0078782 which vests ownership and title to the said property in Valerie R. Blackburn, Terri R. Provost and John David Rion, as tenants in common, each owning a one-third (1/3) undivided interest, but subject to a life estate reserved for Jimmy Dale Rion. Jimmy Dale Rion died on July 8, 2007, which extinguished his life estate. Thereafter, the said John David Rion, a single man, conveyed his one-third (1/3) interest in the said property to Terri R. Provost by Quitclaim Deed dated August 2, 2011, and filed for record as Instrument Number 20110802-0059200, in the Register's Office for Davidson County, Tennessee. Therefore, with that conveyance, ownership and title to the said property is now vested in Valerie R. Blackburn, a one-third (1/3) undivided interest and Terri R. Provost, a two-thirds (2/3) undivided interest, as tenants in common.

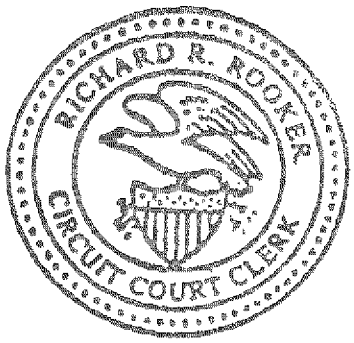
The mailing address for the said property is 2411 Lakeshore Drive, Old Hickory, Tennessee, 37138.

IT IS FURTHER ORDERED that this Order shall be certified by the Clerk of the Court and shall be recorded in the Office of the Register of Deeds for Davidson County, Tennessee, if necessary, and shall stand in the place of a deed.

Entered this the 10 day of Sept., 2021.

JUDGE

I hereby certify that this is a true copy of original instrument filed in my office this 10 day of SEPTEMBER 20 21
RICHARD R. ROOKER Clerk
By _____ Deputy Clerk



APPROVED FOR ENTRY:

/s/ Robert G. Wheeler, Jr.
Robert G. Wheeler, Jr., BPR#5807
Attorney at Law for Terri Provost
Goodlettsville, TN 37070-0211
(615) 834-0071
rob@rwheelerlaw.com

/s/ Max D. Fagan
Max D. Fagan, #16674
Attorney at Law for Valerie Blackburn
719 S. Main Street, Suite 108
Springfield, TN 37172
(615) 248-2500
maxdfagan@hotmail.com

CERTIFICATE OF SERVICE

I hereby certify that I have this day forwarded a copy of the foregoing to: Max D. Fagan, Attorney at Law, 719 S. Main Street, Suite 108, Springfield, Tennessee 37172, by electronic mail and regular U.S. Mail.

This 8th day of September, 2021.

/s/ Robert G. Wheeler, Jr.
Robert G. Wheeler, Jr.

Certificate of Authenticity

I, Celia Stewart-Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/10/21.

Date

Celia Stewart-Rouse

Affiant Signature

9/10/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of Sept, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

