Karen Johnson Davidson County
Batch# 753223 DEEDWARR
11/12/2021 09:05:58 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20211112-0150607

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard

1935 21st Avenue South
Suite 100
Nashville, Tennessee 37212
(615) 800-7096

JAMES R. STEWART COM. EXP. NOTARY PUBLIC Feb. 6, 2023 GWINNETT COUNTY, GEORGIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$0.00

Mitchell Greenberg, Affiant

Subscribed and sworn to before me, this
19 day of OCTOBER 2021.

NOTARY PUBLIC
My Commission Expires: 02/06/2023

EXECUTOR'S DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Estate of Marian Wise C/O Mitchell Greenberg 3777 Peachtree Rd NE, #1731 Brookhaven, GA 30319	New Owner	104070A01300CO

WHEREAS, Marian Wise (the "Decedent") died testate on July 21, 2019, as a resident of Davidson County, Tennessee. Decedent died with a valid Last Will and Testament executed January 11, 2007 (the "Will").

WHEREAS, on November 14, 2019, the Will was admitted to probate under Docket Number 19P2049 in the Circuit Court for Davidson County, Tennessee. By entry of the same Order, Mitchell Greenberg was appointed the Executor of the Estate of the Decedent. Said Order is attached hereto as **Exhibit 1**.

WHEREAS, at the time of the Decedent's passing, Decedent owned a parcel of real property located in Davidson County, Tennessee, more commonly known as 2641 Blakemore Avenue, Unit 13, Nashville, TN 37212 (hereinafter the "Property").

WHEREAS, pursuant to the Will of Decedent, attached hereto as **Exhibit 2**, Decedent's ownership interest in the Property vested in Decedent's three sons immediately upon her death, being Mitchell Greenberg, Daniel Greenberg, and Mathew Greenberg (collectively "Children") pursuant to T.C.A. §31-2-103.

WHEREAS, the Property was divested from the Children and brought into the probate

estate by Order on May 20, 2021. A copy of said Order is attached hereto as **Exhibit 3.**

WHEREAS, Mitchell Greenberg, in his capacity as Executor of Decedent's Estate, hereby conveys Decedent's right, title, and interest in the Property, more commonly known as 2641 Blakemore Avenue, Unit 13, Nashville, TN 37212, and more specifically described below, to the Estate of Marian Wise:

> Land in Davidson County, Tennessee, being Unit 13, Blakemore Square Condominiums, as established by Master Deed of record in Book 6864, Page 237, amended in Book 6962, Page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed from Daniel S. Greenberg, a married man, to Marian Wise, unmarried, by quitclaim deed, of record in Instrument No. 20140530-0046672, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of Decedent's right, title, and interest in the Property to the Estate of Marian Wise.

TO HAVE AND TO HOLD THE Property, with the appurtenances, estate, title and interest thereto belonging to the heirs-at-law, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the heirs-at-law, all of the Estate's right, title, and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor but not further or otherwise.

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IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17th day of October, 2021.

MITCHELL GREENBERG, Executor

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, in and for the said county, the within named Mitchell Greenberg, the Grantor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of OCTOBER, 2021.

NOTARY PUBLIC

My Commission Expires: 02/04/2023

JAMES R. STEWART
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
COM. EXP. Feb. 6, 2023

Exhibit 1

Copy

EFILED 11/14/19 15:01:23 CASE NO. 19P2049 Richard R. Rooker, Clerk

IN THE CICRCUIT COURT FOR DAVIDSONSON COUNTY, TENNESSEE
PROBATE DIVISION

ESTATE OF: MARIAN WISE)
AKA MARIAN GREENBERG) NO. 19P2049
Deceased)

ORDER ADMITTING WILL TO PROBATE

This cause came on to be heard this 14 day of November, 2019, on the petition to admit will to probate.

It appearing to the Court that petitioner produced in open court a paper writing purporting to be the Last Will and Testament of Marian Wise, deceased, said paper writing bearing date of January 11, 2007. It further appearing to the Court from the sworn affidavit of Shana K. Jones and Shirley Russell, the two subscribing witnesses, that said paper writing was signed by decedent during her lifetime and declared by her to be her Last Will and Testament in their presence and in the presence of each other, they subscribed their names thereto as attesting witnesses on the above-named date, and that said decedent was in their opinion at that time of sound mind and disposing memory and was more than eighteen years of age.

It further appearing to the court that the usual place of domicile and residence of the deceased at the time of her death was Davidson County, Tennessee, and that she died in this county on July 21, 2019, at the age of 77.

It is, therefore, ORDERED, ADJUDGED, AND DECREED by the Court that the paper writing is the true, whole, and Last Will and Testament of Marian Wise, deceased; that the same is hereby admitted to probate as such; the same be filed and recorded and Letters Testamentary issued to Mitchell Greenberg. Bond is waived by the Last Will and Testament.

Pursuant to T.C.A. §30-2-601(a)(1), because accountings are waived by the Will, a Status Report shall be filed on or before 15 months of the date of entry of this order, and annually thereafter.

This 14 day of November, 2019.

JUDGE/~~MASTER~~

Exhibit 2

Copy EFILED 11/14/19 16:38:19 CASE NO. 19P2049 Richard R. Rooker, Clerk 19P2049

FILED
RICHARD R. ROOKER, CLERK
BY: [illegible] D.C.

LAST WILL AND TESTAMENT

I, Marian Wise, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all former Wills and Codicils to Wills made by me at anytime heretofore.

I am unmarried and have three children, Daniel S. Greenberg, Mitchell S. Greenberg, and Mathew S. Greenberg.

I direct that my Executor, hereinafter named, pay from my residuary estate as soon as practicable after my death all my legal debts; all estate, inheritance and succession taxes; costs of the administration of my estate; and the expenses of any last illness, funeral and burial.

I hereby appoint my son, Mitchell Greenberg, as Executor of my estate. Upon his inability to serve, I appoint Elaine B. Beeler as Successor Executor. My Executor and any successors are expressly excused from giving of any bond and from filing of inventory or accounting with the Court.

All my property, both real and personal, I leave to my three sons, to be divided equally.

January 11, 2007
DATE

Marian Wise
TESTATOR

Joann K Jones
WITNESS

Address: 511 Spring Valley Dr.
Columbia TN 38401

Shirley Russell
WITNESS

Address: 7801 Barnhill Rd.
Primm Springs TN 38476

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AFFIDAVIT OF WITNESSES

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned, after being first duly sworn, make oath:

1. That the foregoing Last Will and Testament was signed by Marian Wise, as and for and at that time acknowledged, published and declared by her to be her Last Will and Testament, in the sight and presence of us;
2. That the undersigned, at the request of Marian Wise, and in her sight and presence, and in the sight and presence of each other, subscribed our names as attesting witnesses, on the 11 day of Jan., 2007;
3. That the Marian Wise was of sound mind and disposing memory and not acting under the fraud, menace or undue influence of any person;
4. That the Marian Wise was more than eighteen years of age;
5. That each of the attesting witnesses is more than eighteen year of age.

Shona K Jones

/s/ Shirley Russell

Sworn to and subscribed to before me this 11th day of Jan, 2007.

Debra A. Stevens
Notary Public

My Commission Expires: 2-17-08

DEBRA A. STEVENS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Exhibit 3

EFILED 05/21/21 11:30 AM CASE NO. 19P2049 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY TENNESSEE, AT NASHVILLE (PROBATE DIVISION)

IN RE: THE ESTATE OF	)	
MARIAN WISE,	)	**No. 19p2049**
Deceased.	)	

ORDER FOR SALE OF REAL PROPERTY TO PAY DEBTS AND APPROVAL OF PURCHASE & SALE AGREEMENT

This cause came to be heard on the 20th day of May, 2021 before Judge Randy Kennedy, Seventh Circuit Court Judge of Davidson County, Tennessee, upon the Petition to Sell Real Property to Pay Debts and Approval of Purchase and Sale Agreement and the Expedited Motion to Expedite a Review of Petition filed by Mitchell Greenberg, Executor of the Estate of Marian Wise ("Executor").

From the unopposed pleadings, consents filed, supporting documents, and the entire record as whole, the Court finds the Petition to Sell Real Property to Pay Debts and Approval of Purchase and Sale Agreement to be well taken, and, therefore. granted.

From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

It is, therefore, **ORDERED, ADJUDGED, and DECREED** that Decedent's real property located at 421 Prestwick Court. Nashville. Tennessee 37212 (the "Prestwick Property") and 2641 Blakemore Ave. Unit 13, 37212 (hereinafter "Blakemore Property") shall be brought into the Estate of Marian Wise and subject to the jurisdiction of this court.

It is, further, **ORDERED** that based upon a review of the record and consents

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filed, the contracted sales price of $775,000 is commercially reasonable for the sale of the Prestwick Property.

It is, further, **ORDERED** that the Purchase and Sale Agreement regarding the Prestwick Property, as filed with the Petition, is hereby approved.

It is, further, **ORDERED** that-Executor, Mitchell Greenberg, is hereby granted the express authority necessary to execute any deed, closing statement, and/or any necessary documentation on behalf of Decedent, Marian Wise, to effectuate the closing of the sale and transfer of title of the Prestwick Property, without the necessity of signatures from Daniel Greenberg and/or Mathew Greenberg.

It is, further, **ORDERED** that all proceeds from the sale of the Prestwick Property after the payment of closing costs, realtor fees, liens, etc., are to be made payable to the Estate of Marian Wise, Mitchell Greenberg, Executor, and all proceeds shall be deposited in the account for the Estate.

It is, further, **ORDERED** that the Blakemore Property shall not be sold without prior approval of a contract price while the estate is pending.

It is so **ORDERED.**

ENTERED this 20th day of May 2021.

HONORABLE RANDY KENNEDY

EFILED 05/21/21 11:30 AM CASE NO. 19P2049 Richard R. Rooker, Clerk

APPROVED FOR ENTRY:

Adam Barber (031014)
Jennifer Sheppard (024699)
Martin Heller Potempa & Sheppard, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212
(615) 800-7096 Office
abarber@mhpslaw.com

CERTIFICATE OF SERVICE

I hereby certify that I have forwarded a true and exact copy of the foregoing Order by U.S. Mail, postage prepaid, to the following on this the 19th day of May, 2021.

Mathew Greenberg
1tmathew@gmail.com

Mitchell Greenberg
msgreenberg21@gmail.com

Daniel Greenberg
dsgreenberg2020@gmail.com

Adam Barber