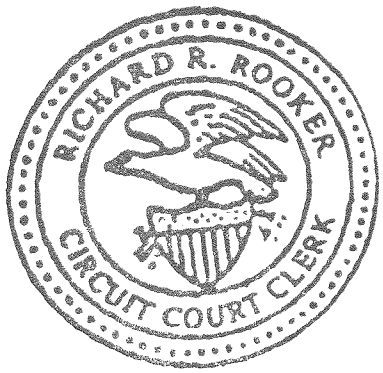
STATE OF TENNESSEE

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 ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 22 day of NOVEMBER, 2021, in Docket Number 20P2045, IN RE: GARDNER, MICHAEL RANDOLPH ET.AL, 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 24 day of NOVEMBER in the year 2021 and in the 245 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: _____

Deputy Clerk

[SEAL]

Karen Johnson Davidson County
Batch# 768644 ORDER
12/07/2021 08:09:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211207-0161660

COPY
EFILED 11/22/21 01:10 PM CASE NO. 20P2045 Richard R. Rooker, Clerk

IN SEVENTH CIRCUIT COURT FOR
DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE: ESTATE OF MICHAEL R. GARDNER Deceased,	)))))	Case No. 20P2045

ORDER

A hearing was held on Thursday, November 4, 2021, before the Honorable Randy Kennedy, on the Administratrix's Petition to Transfer Real Property located at 4673 Clarksville Pike, Nashville, Tennessee 37218 (the "Property"). Based upon the statements of counsel for the Administratrix and the sworn testimony of the Administratrix and Robbie G. Crite in open court and the record as a whole, the Court finds that the Warranty Deed of record in Instrument 20070320-0033515, in the Register's Office for Davidson County, Tennessee was executed By Mary C. Gardner as attorney in Fact for Robbie G. Turner without the consent and knowledge of Robbie G. Turner who is now known as Robbie G. Crite and that the Petition is well taken and should be granted and that said deed should be set aside . It is hereby:

ORDERED, ADJUDGED, AND DECREED that the Warranty Deed of record in Instrument 20070320-0033515 is vacated and is null and void; and

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that title to the Property is conveyed from the estate to Robbie G. Crite; and

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that legal title is vested to the Property is vested in Robbie G. Crite in the real property described as:

> Land in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 1 as shown on a survey made January 3, 1958, by Geo W. Watkins, Surveyor, and part of Tract no. 3 as shown on Survey made by George W. Watkins,

COPY

Surveyor, February 28, 1958, described together in part according to a survey made by John Kohl, Surveyor, dated 3-1-72, Job No. W72-8827, as follows:

BEGINNING at a point in the westerly margin of Clarksville Highway, also known as State Highway No. 112, said point being the southeasterly terminous of the curve connecting said westerly margin and the southerly margin of West Port Drive, also known as Westport Drive, as said curve and West Port Drive were established by instrument of record in Book 3031, Page 24, Register's Office for said county; thence along said curve northwestwardly 39.27 feet to a point in the southerly margin of West Port Drive; thence with the southerly margin of said Drive, South 87° 08 'West 226.3 feet, more or less, to an iron pin in the westerly margin of Tract No. 3; thence, in a line parallel with and 30 feet south of West Port Drive, South 89° 53 'West 34.2 feet to the easterly line of property conveyed to Donald E. Winter by deed of record in Book 3186, page 91, said Register's Office; thence, along Winters 'easterly line, South 0° 07' West 89.5 feet to the northwesterly corner of the property conveyed to Erna M. Freudeman by deed of record in Book 3177, Page 371, said Register's Office; thence, along the northerly line of the last mentioned property and along the northerly line of the property conveyed to Erna M. Freudeman by deed of record in Book 2794, Page 99, said Register's Office, North 87° 45 'East, passing the northerly common corner of said Freudeman's properties at 37.4 feet, a total distance of 291.0 feet, more or less, to an iron pin in the westerly margin of Highway No. 112; thence, in a northerly direction on a slight curve with a radius of 8559.4 feet, along the westerly margin of Clarksville Highway, 98 feet to the beginning.

Being the same property conveyed to Robbie G, Turner by deed from Andrew J. Huff, Jr. and wife, Jessie P. Huff, dated September 30, 2004, or record in Instrument #20041118-0138522, Register's Office for Davidson County, Tennessee. Robbie G. Crite was formerly known as Robbie G. Turner.

This is improved real property commonly known as 4673 Clarksville Pike, Nashville, TN 37208

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the mortgage and debt currently encumbering the Property shall be refinanced or paid in full by Robbie G. Crite by April 1, 2022; and

COPY

IT IS FURTHER ORDERED ADJUDGED, AND DECREED that all monthly mortgage payments, property tax and insurance payment related to the subject real property shall be paid by Robbie G. Crite and the Estate shall have no liability for said payments.

Entered this the 22 day of Nov, 2021.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE, III
BPR #12195
Attorney for Robbie G. Crite
109 Kenner Avenue, #201
Nashville, TN 37205
(615) 297-1568, #11
(615) 297-2413 (fax)
bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Memorandum of Law is being forwarded by first class mail, postage prepaid and by electronic transmission pursuant to Tennessee Rules of Civil Procedure, Rule 5.02, to:

20211207016166O

COPY
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Robin J. Gordon
Brian C. Paden
Gordon Law Group, PLC
49 Music Square West, Suite 205
Nashville, TN 37203

Leslie A. Thomas
4666 Clarksville Pike
Nashville, TN 37218

Amber N. Pullen
1261 Estling Court
Aurora, IL 60502

Adrian L. Gardner
3024 Claymille Blvd.
Nashville, TN 37207

On this 5th day of November, 2021.

Robert J. Notestine, III

Certificate of Authenticity

I, Robert J. Waterfield, do herby 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 12-2-21.

AFFIANT SIGNATURE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 2nd day of December 2021.

NOTARY'S SIGNATURE

My Commission Expires: 03/06/24

Notary's Seal:

