Karen Johnson Davidson County
Batch# 862833 ORDER
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Fees: $22.00 Taxes: $0.00
20220526-0060994

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:	)	
	)	
SARAH LOUISE HORTON, a/k/a LOUISE HORTON	)	**No. 21P- 1284**
	)	
	)	
Deceased	)	

ORDER TO SELL REAL PROPERTY

The motion of Executor Gail D. Horton that the court approve her contract dated May 6, 2022 to sell the decedent's home at 15 Belle Forest Dr., Nashville for $430,000.000 to Ayman Sader came to be heard on May 20, 2022 upon the motion and exhibits filed; the consents of Ricky J. Horton, Donna L. Santos, and Mary Braswell, Conservator for Frank Dominique Horton; statements of counsel, and the record in the cause, from all of which the Court makes the following findings:

1. The Court has jurisdiction to order the property sold. As set out in the original Petition by which this administration was opened, the estate is entirely insolvent without resort to the realty, lacking even funds to pay the costs of opening this administration.

2. This property is not specifically devised. The competent residual beneficiaries, being Movant Gail Horton, Ricky Horton, and Donna Santos, have all filed their written consents to the Motion, as has Mary Braswell, the court-ordered conservator of Frank Dominique Horton who is the only other residual beneficiary.

3. The Contract is in the best interest of the Estate and all claiming thereunder. The property tax appraisal is $369,100.00. The Executor avers that the house has a great deal of deferred maintenance, as decedent was widowed and suffered from dementia for an extended period of time prior to her passing, and that the primary value of the property is its location, in an

East Nashville neighborhood in which rehabs and reconstruction are common. The contract was reached by the efforts of Movant's realtor.

It is therefore ORDERED, ADJUDGED and DECREED:

1. The following described property is divested from the heirs and devisees of Sarah Louise Horton a/k/a Louise Horton, and vested in the Estate of Sarah Louise Horton:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Belle Forest No. 3, Section No. 2, as of record in Book 1424, Page 73, Register's Office for Davidson County, Tennessee, described as Follows:
>
> Beginning at a point in the Southerly margin of Belle Forest Avenue, 635 feet West of Westerly Margin of Scott Avenue at the Corner of Lots Nos. 9 and 10; Thence with the Line between said Lots, South Westerly 174.1 feet to the North line of Lot No. 1; Thence with the line of the same, Westerly 46 feet to a point in the Right-Of-Way line of the L & N Railroad; thence with the line of the same, Northwesterly 120 feet to the Corner of Lots nos. 10 and 11; Thence with the line between said Lots, Northeasterly 178 feet to the Margin of Belle Forest Avenue; Thence with the margin of the, Southeasterly around a slight Curve, 65 feet to the beginning.
>
> Being the same property conveyed to Frank Horton and wife, Louise T. Horton by Warranty Deed from Clark-Powell, Inc. of record in Book 4156, Page 860, Register's Office for Davidson County, Tennessee, dated July 14, 1967 and recorded on July 28, 1967. Frank Horton subsequently died, survived by his wife Louise T. Horton. Louise T. Horton subsequently died, unmarried, on July 16, 2019. Her Will was admitted to probate and Gail D Horton was appointed Executor by order entered 8/5/2021 by the Seventh Circuit Court for Davidson County, Tennessee, Case 21P-1284.
>
> This is improved property located at 15 Belle Forest Ave., Nashville, Tennessee 37206.

2. Gail D. Horton, Executrix, Administrator, may and shall close the contract of 5/6/2022 to sell the said property to Ayman Sader for $430,000.00, delivering possession and signing a deed of conveyance, settlement statement, and such other documents as are required by the closing agent and incurring the reasonable and customary expenses of doing so consistent with the said Contract, thereby binding the Estate and all claiming thereunder as the act of the Court.

The closing agent shall pay the proceeds over to the Estate of Sarah Louise Horton and its counsel.

3. There being no just reason for delay, this Order shall be final upon entry. T. R. C. P. 54.02.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

/s/ Daniel L. Wischhof

Daniel L. Wischhof, Reg. No. 006655
124 Long Hollow Pike
Goodlettsville, Tennessee 37072
615-859-9991
Fax 615-859-070
dlw@wischhoflaw.com

RICHARD R. ROOKER CIRCUIT COURT CLERK

I hereby certify that this is a true copy of original instrument filed in my office this 20th day of May 2022
RICHARD R. ROOKER, Clerk
By _____ Deputy Clerk

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 20th day of May, 2022.

Date: 5-20-22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 20 day of May, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY