STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 906796 ORDER
08/23/2022 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220823-0095278

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 FINAL ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 19 day of AUGUST, 2022, in Docket Number 22P1497, IN RE: SEIDNER, DOUGLAS L 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 19 day of AUGUST in the year 2022 and in the 246 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]

RICHARD R. ROOKER CIRCUIT COURT CLERK

By: _____

Deputy Clerk

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

IN RE:	)	
	)	
ESTATE OF	)	NO. 22P1497
DOUGLAS L. SEIDNER,	)	
	)	
Deceased.	)	

ORDER ADMITTING WILL TO PROBATE FOR MUNIMENT OF TITLE ONLY

This cause came to be heard before the Court pursuant to a Petition to Probate the Last Will and Testament of Douglas L. Seidner, without administration and for muniment of title purposes only. Based on the examination of the Petition, the Decedent's Last Will and Testament, and the entire record, the Court finds as follows:

1. Decedent. Douglas L. Seidner (the "Decedent") died on August 21, 2021 at the age of 64 years. At his death, the Decedent was a resident of Davidson County, Tennessee.

2. Will. The Decedent left a Last Will and Testament dated November 19, 2018 (the "Will"), consisting of five typewritten pages, and witnessed by Michael Sontag and Emily Baker. The Will is duly signed, declared, witnessed, published and attested. Petitioner is nominated in the Will to serve as personal representative of the Estate.

3. Probate for Muniment of Title Only. It is not necessary to appoint a personal representative at this time, because the Will is only being offered for probate for the limited purpose of establishing muniment of title to any real or personal property owned by the Decedent in Tennessee.

It is, therefore, ORDERED, ADJUDGED and DECREED that:

1. The Will is admitted to probate as the Decedent's Last Will and Testament for the limited purpose of establishing muniment of title to assets owned by the Decedent,

including specifically an interest in the real estate that is located at 5813 Robert E. Lee Drive, Nashville, Tennessee, Davidson County Register of Deeds Map and Parcel Number 145 09 0 017.00;

2. No personal representative shall be appointed at this time and no Letters Testamentary shall be issued at this time;

3. Notice to the creditors of the Decedent's estate is hereby waived.

4. The Clerk shall certify a copy of the Will admitted to probate and this Order so that such can be duly recorded as a muniment of title in accordance with Tennessee Code Annotated § 32-2-111 and § 32-5-109.

It is so ORDERED.

Entered this 16th day of August, 2022.

Elizabeth A. Odom, by interchange
~~Judge Randy Kennedy~~ Probate Master

APPROVED FOR ENTRY:

Michael D. Sontag (No. 011142)
Jonathan Thomaston (No. 030882)
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201
(615) 742-6200 (O)
(615) 248-8798 (F)

Attorneys for the Petitioner

CERTIFICATE OF SERVICE

I hereby certify a true and correct copy of the foregoing Order Probating Will for Muniment of Title Only was mailed via first-class mail, postage prepaid, to the following:

Douglas L. Seidner Revocable Trust
Mary D. Seidner, Trustee
22099 Parnell Road
Shaker Heights, Ohio 44122

Matthew R. Seidner
20 Daniels St., Unit 419
Malden, Massachusetts 02148

Gregory W. Seidner
1258 Neal St. NE
Washington, DC 20002

This 9th day of August, 2022.

Jonathan Thomaston

33467274.1

Tennessee Certification of Electronic Document

I, Aubrey Burns, 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 August 19, 2022 (date of document).

Aubrey Burns
Affiant Signature

August 23, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2022.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

