STATE OF TENNESSEE

****

Karen Johnson Davidson County
Batch# 978113 ORDER
03/08/2023 08:14:11 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230308-0016535

IN RE: ***RONNISHA CRAWFORD***

Docket No: ***22P1760***

I, JOSEPH P. DAY, 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 entered in the above styled case on February 15, 2023 in the Seventh Circuit Court for Davidson County, Tennessee, 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, on March 1, 2023.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

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

IN RE:	)	
KENNETH EWIN, Deceased,	)	
TRUSTEE FOR [TRUST]	)	
	)	**No. 22P1760**
GINA CRAWFORD,	)	
Petitioner.	)	

AMENDED FINAL ORDER[1]

This cause came to be heard on November 3, 2022, before the Honorable Andra Hedrick, Judge for the Seventh Circuit Court for Davidson County, Tennessee, upon the Petition for Declaratory Judgment filed by Gina Crawford. Present at the hearing was counsel for Petitioner, Matt Hausman. Upon the statements of counsel and a review of the record as a whole, the Court finds as follows:

1. That the real property located at 3222 Panorama Drive, Nashville, Tennessee 37218, was conveyed by Quitclaim Deed from Dorothy Crawford to Kenneth Ewin, as Trustee of a trust, on May 29, 1992. The Property is more particularly described as follows:

> Being all of Lot No. 185 on the Plan of Section I, Bordeaux Gardens, as of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is herein made for a more complete description of metes and bounds.
>
> Being the same property conveyed to Kenneth Ewin, Trustee, by Dorothy Jean Crawford on May 29, 1992 by Quitclaim

[1] An Order was subsequently entered on November 7, 2022, containing a clerical error regarding the address of the property at issue. The Court hereby amends the aforementioned Order pursuant to Rule 60.01 of the Tennessee Rules of Civil Procedure for the sole purpose of correcting the address to 3222 Panorama Drive.

Deed of record in Book 8637, Page 247, Register's Office for Davidson County, Tennessee.

2. Pursuant to Tenn. Code Ann. § 35-15-412(a), due to circumstances not anticipated by the settlor and the death of the named Trustee, it is necessary for the Court to terminate the Trust to further the purposes of the Trust in accordance with the settlor's probable intention.

3. It was Dorothy Jean Crawford's intention to place the real property into the Trust for her benefit during her life and, upon her death, for the Trust to terminate and the real property vest in her daughter, Gina Crawford.

4. Dorothy Jean Crawford died on December 20, 2017, the trust terminated, and the real property vested in her daughter, Gina Crawford.

It is, therefore, **ORDERED**, **ADJUDGED**, and **DECREED** that the Trust holding 3222 Panorama Drive, Nashville, Tennessee 37218, as described above, terminated upon the death of Dorothy Jean Crawford.

It is, further, **ORDERED** that 3222 Panorama Drive, Nashville, Tennessee 37218, as described above, is hereby vested in Gina Crawford in fee simple absolute.

It is, further, **ORDERED** that this Order may be recorded with the Davidson County Register of Deeds, County Clerk's Office and/or any other governmental agency; said Order shall be accepted as proof that title to the Property is vested as described in this Order and shall be of the same effect as if the Trustee had executed a valid deed or title conveying the entirety of the Trust's interest in the Property to Gina Crawford.

It is so **ORDERED**.

[JUDGE'S ELECTRONIC SIGNATURE PAGE TO FOLLOW]

APPROVED FOR ENTRY:
Submitted electronically and subject to Court revisions

Matt Hausman (36525)
Jennifer Sheppard (24699)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212
(615) 800-7096 Office
mhausman@mhpslaw.com

Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated:

Ronnisha Crawford
3222 Panorama Drive
Nashville, Tennessee 37218

Gina Crawford
3222 Panorama Drive
Nashville, TN 37218

This the 14th day of February, 2023.

Matt Hausman

Case Title: CRAWFORD V CRAWFORD

Case Number: 22P1760

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit