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EFILED 08/23/23 10 13 AM CASE NO. 23P1513 Joseph P. Day, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY
IN THE STATE OF TENNESSEE
AT NASHVILLE

Karen Johnson Davidson County
Batch# 1048137 ORDER
09/11/2023 09.57 34 AM 5 pgs
Fees: $27 00 Taxes $0 00
20230911-0070901

IN RE:	)	
	)	
ESTATE OF ROSETTA MANNING WRIGHT	)	Case No: ____
Deceased.	)	

ORDER TO PROBATE WILL FOR ESTABLISHING MUNIMENT OF TITLE

This cause came to be heard upon the Petition of DONNELL L. WRIGHT to admit to Probate a certain paper writing bearing the date of April 8, 2023, purporting to be the Last Will and Testament of ROSETTA MANNING WRIGHT, being filed for the purpose of establishing munument of title of real estate pursuant to Tenn Code Ann. § 32-2-111.

It appears to the Court that:

1. ROSETTA MANNING WRIGHT died April 19, 2023 at the age of seventy-three (73) years, a resident of 2904 Branch Court, Nashville, Tennessee 37216.
2. The Last Will and Testament of ROSETTA MANNING WRIGHT has been filed with this Honorable Court.
3. LONNELL L. WRIGHT and DONNELL L. WRIGHT are the beneficiaries under the Will who will receive muniment of title of the decedent's real property located at 2904 Branch Court, Nashville, Tennessee 37216.
4. The sole asset to pass under the Last Will and Testament is the real estate located at, 2904 Branch Court, Nashville, Tennessee 37216, Map and Parcel [072 11 0 098.00], described in Legal Instrument 00009498-0000785 in the Register's Office for Davidson County, Tennessee more particularly as follows:

> Being Lot No. 5 on the Plan of Brooks Gardens, as of record in Book 2330, page 168, Register's Office for Davidson County, Tennessee.

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Said lot fronts 77.9 feet on the curve line of Branch Court and measures 105 feet on the south line and 138 feet on the east line, 152.4 feet on the north line and 95 feet on the west line.

Being the same property conveyed to James Lee Wright and Rosetta Wright by deed from Carl C. Manuel and wife, Nan P. Manuel, of record in Deed Book 4767, page 82, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Rosetta Wright by Quitclaim Deed from James Lee Wright, dated September 29, 1994, and recorded October 21, 1994, of record in Deed Book 9498, Page 785, in the Register's Office for Davidson County, Tennessee. Pursuant to the Decree of Divorce entered October 21, 1994, in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 94D-2459.

This conveyance is subject to restrictive covenants of record in Book 2862, page 381, said Register's Office; easements and setback lines as set forth on the above plan of record.

It is, therefore, ORDERED, ADJUDGED and DECREED that the paper writing bearing the date of April 8, 2023, executed by ROSETTA MANNING WRIGHT in the presence of JESSE DODRILL and JENNIFER D. GUIDRY be declared the Last Will and Testament of ROSETTA MANNING WRIGHT, deceased; that the same is hereby admitted to probate for the limited purpose of establishing muniment of title to the above-described real estate pursuant to Tenn. Code Ann. § 32-2-111 vested in LONNELL L. WRIGHT and DONNELL L WRIGHT pursuant to the terms of the Will, without the necessity of granting Letters Testamentary or otherwise proceeding with administration.

APPROVED FOR ENTRY.

By: */s/ John Forrest Kelly*
John Forrest Kelly BPR No. 039740
Attorney for Petitioner
1503 16th Avenue South
Nashville, TN 37212
(615) 558-8002

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CERTIFICATE OF SERVICE

This is to certify that on the ____ day of _____, 2023, a true and correct copy of the foregoing Petition was placed in the U.S Mail, first class postage prepaid, addressed to:

Lonnell L. Wright
2904 Branch Court
Nashville, TN, 37216

Donna D. Manning/Anderson
2407 Underwood Street
Nashville, TN 37208

Angie L. Wright
2902 Branch Court
Nashville, TN 37216

By:_____
John Forrest Kelly

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Case Title: WRIGHT V WRIGHT

Case Number: 23P1513

Type: FINAL ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the ORDER FOR MUNIMENT OF TITLE heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 23RD day of AUGUST, 2023, in Docket Number23P1513, IN RE: ROSETTA MANNING WRIGHT, 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 23RD day of AUGUST in the year 2023 and in the 246 year of American Independence.

JOSEPH P. DAY, Clerk

By: _____
Deputy Clerk

[SEAL]