STATE OF TENNESSEE

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IN RE: ***MELODY SCOTT***

Docket No: ***23P1055***

Karen Johnson Davidson County
Batch# 1051901 **ORDER**
09/20/2023 09:14:24 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20230920-0073804

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 July 14, 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 September 8, 2023.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

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

IN RE:	)	
	)	
ESTATE OF MELODY DEE SCOTT	)	Case No. 23P1055
Deceased.	)	

ORDER TO PROBATE WILL FOR ESTABLISHING MUNIMENT OF TITLE

This cause came to be heard upon the Petition of CELESTE SCOTT CAUDILL to admit to Probate a certain paper writing bearing the date of April 22, 2020, purporting to be the Last Will and Testament of MELODY DEE SCOTT, being filed for the purpose of establishing muniment of title of real estate pursuant to T.C.A. § 32-2-111.

It appears to the Court that:

1. MELODY DEE SCOTT died January 14, 2023, at the age of seventy-nine (79) years, a resident of 7152 Melrose Place, Bradenton, Florida 34203.
2. A certified copy of the Last Will and Testament of MELODY DEE SCOTT has been filed with this Honorable Court.
3. The DARREL AND MELODY SCOTT LIVING TRUST is the sole beneficiary under the Will who will receive muniment of title of the decedent's real property located at 109 Edison Street, Nashville, Tennessee 37211.
4. The Executor's address is 5465 Fair Oak Street, Bradenton, Florida 34203.
5. The sole asset to pass under the Last Will and Testament of the decedent is a ***one-half undivided (50%) interest*** in one (1) parcel of real estate as follows:

a. Map and Parcel 105-16-0-105.00, 109 Edison Street, Nashville, Tennessee 37211, described in Instrument No. 20180222-0016698, in the Register's Office for Davidson County, Tennessee more particularly as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 103 on the Map of Corinne Place, as of record in Book 332, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 50 feet on the easterly margin of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee being Lot No 104 on the Map of Corinne Place, as of record in Book 332, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 50 feet on the easterly margin of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to William R. Neal, Mary Lou Neal, Darrel Scott, and Melody Scott by Quitclaim Deed from Mary Lou Neal, Corporate Secretary for Professional Turf Supply of Tennessee, dated July 3, 2001, and recorded July 6, 2001, of record in Instrument 20010706-0072280, in the Register's Office for Davidson County, Tennessee. Darrel Scott predeceased Melody Scott on July 6, 2022, leaving her the surviving tenant by entirety.

Further, William R. Neal conveyed his interest in said realty to Mary Lou Neal by Quitclaim Deed dated January 30, 2018, and recorded February 22, 2018, of record in Instrument No. 20180222-0016698, in the Register's Office for Davidson County, Tennessee pursuant to the parties Marital Dissolution Agreement.

It is, therefore, ORDERED, ADJUDGED and DECREED that the paper writing bearing the date of April 22, 2020, executed by MELODY DEE SCOTT in the presence of SHELLY R. STEINER and SCOTT STEINER be declared the Last Will and Testament of MELODY DEE SCOTT, 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 T.C.A. § 32-2-111

vested in the DARREL AND MELODY SCOTT LIVING TRUST 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 W. Crow, II
John W. Crow, II BPR No. 028259
Attorney for Petitioner
1503 16th Avenue South
Nashville, TN 37212
(615) 558-8002

CERTIFICATE OF SERVICE

This is to certify that on the 13th day of July 2023, a true and correct copy of the foregoing Petition was placed in the U.S. Mail, first class postage prepaid, addressed to:

Celeste Caudill
5465 Fair Oaks Street
Bradenton, FL 34203

Sheldon Michael Scott
11063 Semmering Court
Apple Valley, CA 92308

By: /s/John W. Crow, II
John W. Crow, II

Case Title: CAUDILL V SCOTT

Case Number: 23P1055

Type: FINAL ORDER

So Ordered

Judith Lojek, Probate Special Master