Karen Johnson Davidson County
Batch# 1067164 ORDER
11/01/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231101-0085597

OCT 25 2023

IN THE PROBATE COURT FOR WILSON COUNTY, TENNESSEE
AT LEBANON

ENTERED
AT 8:35 M
OCT 25 2023
ORDER FILED & ENTERED

In re: CAMILA JACZYNSKI, a minor, DOB 10/13/2010

JULY PEGUERO, Petitioner.

Case No.: 2022-PR-215

OCT 25 2023
PROBATE
MINUTE BOOK 149 PAGE 87

AGREED ORDER RATIFYING TRANSFER OF INTEREST IN REAL PROPERTY

It being evidenced by the signatures of counsel for the Petitioner and interested third party hereto that the aforementioned are in agreement for this Court to ratify and approve the transfer of ownership interest in real property for good and valuable consideration and with good cause being shown, the Court hereby grants the same.

It is therefore ORDERED, ADJUDGED and DECREED as follows:

That the real property located at 2940 Baby Ruth Lane, #7 Davidson County, Tennessee passed by intestate succession to third party, Leva Idelkhani and minor child Camila Jaczynksi with the latter party receiving a twenty-five percent (25%) interest in the foregoing property and that the minor child transferred said interest by Quitclaim Deed to third party, Leva Idelkhani for $30,764.35 which represented the fair market value of said interest in and to the property. The property is more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Oak Grove Townhomes of record in Plat at Instrument No. 20021126-0146722, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.**
>
> **Being the same property conveyed to Maciej W. Jaczynski, Single and Leva Idelkhani, Single by Quitclaim Deed from July F. Jaczynski, of record in Instrument No. 20200828-0097913, dated 08/28/2020, in Davidson County Register's Office in TN.**

STATE OF TENNESSEE, COUNTY OF WILSON
I hereby certify the foregoing to be a true and perfect copy of the original instrument on file in this case.

25th day of October, 2023
MILLIE SLOAN, CLERK & MASTER
D. C&M

087

PROBATE COURT OF WILSON COUNTY TENN. LEBANON

It is ORDERED, ADJUDGED and DECREED that said transaction is hereby retroactively approved as though it was approved contemporaneously with said transfer.

It is further ORDERED, ADJUDGED and DECREED that the aforementioned transfer was in the best interests of the minor child and that the Petitioner herein who was previously appointed as the minor child's *Guardian of Property* on the 18th of May, 2022 by this Court's Order was vested with all authority set forth in Tenn. Code Ann. § 34-2-105, including the right to enter into contractual relationships, to execute instruments of legal significance on behalf of and for the minor child and was expressly authorized to execute the Quitclaim Deed of record in Instrument 20230612-0044210, Register's Office for Davidson County, Tennessee on behalf of the minor child.

Entered this the 25th day of October, 2023.

Honorable Judge A. Ensley Hagan, Jr.

Approved for Entry By:

Kayla Costley by permission CwB #34569

Kayla M. Costley, BPR #37775
Attorney for the Petitioner
133 S. College Street
Lebanon, Tennessee 37087
615-784-4800

Christopher Beauchamp, BPR #34569
By Limited Appearance for Leva Idelkhani
150 Public Square
Lebanon, Tennessee 37087
615-444-7222

202311010085597

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 10/25/23 (date of document).

Affiant Signature

11/1/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 06/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY