Karen Johnson
Batch # 1085319
12/22/2023 01:20:48 PM
Fees: $42.00 Taxes: $0.00
Davidson County
ORDER
8 pgs
20231222-0098897

STATE OF TENNESSEE

****

IN RE: ***DAVID GILSON NEISZ***

Docket No: ***22P1427***

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 October 13, 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 December 20, 2023.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

EFILED 10/13/23 10:29 AM CASE NO. 22P1427 Joseph P. Day, Clerk

IN THE SEVENTH CIRCUIT COURT (PROBATE DIVISION)
TWENTIETH JUDICIAL DISTRICT,
METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

IN RE: ESTATE OF DAVID GILSON NEISZ, Deceased.

MARY LINDA BREWER and
HOWARD M. SKIPWORTH, ATTORNEY,
Co-Personal Representatives of the
Estate of DAVID GILSON NEISZ, deceased,
Petitioners

vs. Case No. 22P-1427

INCORP SERVICES, INC.,
INNOTION ENTERPRISES, INC., and
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and
COMPU-LINK CORPORATION,
Respondents.

ORDER FOR SALE

This case was called on the 13th day of October 2023, before the Honorable **ANDRA HEDRICK, Judge,** Seventh Circuit Court (Probate Division), Twentieth Judicial District, Metropolitan Nashville and Davidson County, Tennessee, upon the following, to wit:

1. Petition to sell certain Real Property to pay debts;

2. Amended and Supplemental Petition to sell Real Property;

3. Proposed Contract for Sale of that certain Real Property located and known as 4366 Waller Road, Whites Creek, Davidson County, Tennessee, and sometimes hereinafter referred as the Real Property filed with the Court on 28 September 2023, and being more particularly described on Exhibit A attached hereto;

4. Motion to approve Contract for Sale of that certain Real Property described on Exhibit A attached hereto;

5. Title Report dated 04 May 2023, of that certain Real Property filed with this Court;

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6. Statement of Real Property Tax Appraisal in the amount of $197,100.00 of that certain real Property as shown on the records of the Assessor of Property, Metropolitan Nashville and Davidson County, Tennessee, filed with this Court;

7. Appearance and testimony of Petitioner, **HOWARD M. SKIPWORTH**, Attorney and Co-Personal Representative, adduced in open Court under oath as follows, to-wit;

a. He is familiar with **MARY LINDA BREWER;**

b. The Last Will and Testament of **DAVID GILSON NEISZ** admitted to probate devises the Real Property to **MARY LINDA BREWER,** the only legatee under the Last Will and Testament;

c. The Real Property is the only asset of the estate since there is no cash or are other liquid assets; and

d. That he is familiar with the Real Property and the consideration offered is commercially reasonable and represents a reasonable minimum price and is the only offer;

8. Statement of counsel for Petitioners; and

9. The entire record in this cause.

And it appearing to the Court all necessary persons are Parties to this proceeding and are before the Court;

Therefore, from all of which the Courts finds and it accordingly is **ORDERED**, **ADJUDGED** and **DECREED** by the Court as follows, to wit:

1. There are encumbrances on the Real Property including a mortgage in favor of the U.S. Department of Housing and Urban Development and Real Property taxes, if any, past due and payable and 2023 Real Property taxes due and payable;

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2. The offer in the amount of $180,000.00 is commercially reasonable and represents a minimum reasonable price for the premises in its present condition and this Court is pleased to approve the Contract for Sale of Real Property, the Real Property as described on Exhibit A attached hereto.

It further is **ORDERED, ADJUGED** and **DECREED** as follows, to wit

1. That the offer of Scott A. Yant incorporated in the Contract for Sale of Real Estate filed with the Court for the cash consideration of $180,000.00 is hereby approved, confirmed, and ratified by the Court and said Real Property may be sold and the sale closed upon the terms of the Contract for Sale of Real Property;

2. That, upon tender of the consideration of One Hundred Eighty Thousand Dollars ($180,000.00) and otherwise complying with the terms of the Contract for Sale of Real Property approved by this Court herein, Petitioners, **MARY LINDA BREWER and HOWARD M. SKIPWORTH, Co- Personal Representatives of the Estate of David Gilson Neisz, deceased,** be and they are hereby authorized and empowered by this Court to execute all documents necessary to confirm the sale including, but not limited to, make, execute and have their signatures acknowledged for registration by General, Limited and/or Special Warranty Deed conveying the Real Property to the named Purchaser;

3. That closing of the sale of the Real Property as that term is generally defined shall be pursuant to the Contract for Sale of Real Property approved herein by this Court and upon the terms and conditions therein;

4. That the determination of attorney's fees is reserved;

5. That the costs of this proceeding are taxed to the proceeds of sale; and

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6. That, after satisfying the Contract for Sale of Real Property filed with and approved by this Court, the costs and necessary expenses of sale, the costs of this cause and attorney's fees to be determined, the balance of the proceeds shall be paid to the Estate of David Gilson Neisz, deceased.

It further is **ORDERED, ADJUDGED** and **DECREED** that Petitioners shall filed a Report of Sale of the Real Property with the Probate Court following closing.

And it further appearing to the Court and the Court finding there is no just reason to delay entry of this Order confirming the sale of the Real Property as a Final Judgment;

It therefore is **ORDERED** and this Court directs that this Order confirming sale of Real Property be and it is hereby entered as a Final Judgment pursuant to Rule 54.02, Tennessee Rules of Civil Procedure.

Enter this___ day of October 2023.

_____
JUDGE

PREPARED AND APPROVED FOR ENTRY:

S/John R. Reynolds/S
JOHN R. REYNOLDS
S.C. Reg. No. 0002522
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Attorney for Petitioners,
MARY LINDA BREWER and
HOWARD M. SKIPWORTH

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Certificate of Service

I certify that a true and exact copy of the foregoing has been hand delivered and/or sent and/or forwarded by (1) U. S. Mail with sufficient postage prepaid thereon, and/or (2) hand delivery, and/or (3) facsimile transmittal, and/or (4) electronic mail to the following, to-wit:

INCORP SERVICES, INC
Suite 104
1585 Mallory Lane
Brentwood, TN 37027

INNOTION ENTERPRISES, INC.
c/o Registered Agent Incorp Services, Inc.
Suite 104
1585 Mallory Lane
Brentwood, TN 37027

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 7th Street, S.W.
Washington, D.C. 20410

COMPU-LINK CORPORATION
C/o Corporation Service Company
2908 Poston Avenue
Nashville, TN 37203-1312

Dated this 11th day of October 2023.

S/John R. Reynolds/S

JOHN R. REYNOLDS

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Cc: Mr. Lewis T. Bredley
Innotion Enterprises,Inc.
Suite 303
10650 Main Street
Fairfax, VA 22030

__**VIA FACSIMILE TRANSMITTAL NO. (___) ____-____ _W/ATTACHMENT(S).**
__**REGULAR MAIL DELIVERY __W/ENCLOSURE(S).**
__**VIA E-MAIL: thaddeus@innotion.com __W/ATTACHMENT(S).**

Mr. Steve Jordan
Asst. U. S. Attorney
Suite 3300
Fred Dalton Thompson Federal Court House
719 Church Street
Nashville, TN 37203

__**VIA FACSIMILE TRANSMITTAL NO. (___) ____-____ _W/ATTACHMENT(S).**
__**REGULAR MAIL DELIVERY __W/ENCLOSURE(S).**
__**VIA E-MAIL: steve.jordan@usdoj.gov __W/ATTACHMENT(S).**

Mr. Timothy E. Feeney
Trial Attorney, HUD Region IV
Room 110
601 West Broadway
Louisville, KY 40202

__**VIA FACSIMILE TRANSMITTAL NO. (___) ____-____ _W/ATTACHMENT(S).**
__**REGULAR MAIL DELIVERY __W/ENCLOSURE(S).**
__**VIA E-MAIL: timothy.e.feeney@hud.gov W/Attachment(S).**

Cc: Ms. Mary Linda Brewer
6340 Old Hickory Blvd.
Whites Creek, TN 37189

Mr. Howard M. Skipworth
Attorney at Law
P. O. Box 489
Joelton TN 37080

__**VIA FACSIMILE TRANSMITTAL NO. (615 876-4292 __W/ATTACHMENT(S).**
__**REGULAR MAIL DELIVERY __W/ENCLOSURE(S).**
__**VIA E-MAIL: hskipworth@skipworthlaw.com __W/Attachment(S).**

EFILED 10/13/23 10:29 AM CASE NO. 22P1427 Joseph P. Day, Clerk

Case Title: BREWER V NEISZ

Case Number: 22P1427

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit