Karen Johnson Davidson County
Batch# 1109927 AFFIDAVIT
03/11/2024 03:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240311-0016840

This instrument prepared by:
Smith.Sholar.Milliken., PLLC
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

AFFIDAVIT IN FURTHERANCE OF TITLE

D. Todd Sholar, herein referred to as Affiant, being first duly sworn, makes this affidavit in furtherance of title as follows:

1. That Affiant is an attorney duly licensed in the State of Tennessee and has personal knowledge of the matters addressed herein.
2. That Affiant was engaged to conduct a real estate closing for property owned by Cordelia C. Nwozo who died testate on November 2, 2022. The property is located at 728, 728B and 722 29th Ave. North, Nashville Tennessee 37209. The probate case for Cordelia C. Nwozo may be found in the Circuit (Probate Division) Court for Davidson County, Tennessee at Nashville, Case Number 23-P-352.
3. That the deed conveying the above property is of record in Instrument #20240311-0016586. In addition to the other devisees who signed the deed conveying the property referenced above, the deed was signed by Madubueze Nwozo as legal Guardian for his daughter, Princess Nwozo.
4. That the court order appointing the said Guardian is of record in the Circuit Court (Probate Division) for Davidson County, Tennessee at Nashville, Case Number 24-P-295. A copy of said Order is appended hereto in furtherance of title to assist with proper indexing and to place said Order of record in the Davidson County Register of Deeds.

Date this 8 day of March, 2024.

Affiant – D. Todd Sholar

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this the 8th day of March, 2024.

Notary Public

My Commission Expires: 9/23/25

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A

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

IN THE MATTER OF:	)	
	)	
PRINCESS NWOZO, A MINOR,	)	Case No. 24P295
THROUGH PARENT AND NEXT FRIEND,	)	
MADUBUEZE NWOZO.	)	

ORDER GRANTING LETTER OF GUARDIANSHIP AND APPOINTING GUARDIAN

This case came to be heard on March 6, 2024, upon the Petition for Letter of Guardianship filed by Princess Nwozo, a minor (the "Minor"), through parent and next friend, Madubueze Nwozo (the "Petitioner"). Based upon the sworn Petition, representations of counsel, and the record, the Court finds the following:

1. This Court has jurisdiction over this action pursuant to Tenn. Code Ann. § 31-1-104. Venue is appropriate in this Court pursuant to Tenn. Code Ann. § 31-1-111(a) and/or (c) because the Minor is a resident of Davidson County, Tennessee.

2. That Petitioner Madubueze Nwozo is the Minor's father and only surviving parent and natural guardian.

3. That Minor is seventeen (17) years old.

4. That Minor is an heir at law of her mother, Cordelia Chinwe Nwozo, and as such inherited a one-twelfth (1/12) interest in several real properties through intestate succession upon her death.

5. That Petitioner and Minor currently reside at 5745 Sterling Oaks Drive, Brentwood, Tennessee 37027.

6. That Petitioner is willing to serve as Minor's Guardian.

7. That all necessary persons have been notified of this proceeding.

8. That the Purchase and Sales Agreements filed as Exhibits to the Petition represent fair and adequate values for the properties commonly known as 728 29th Avenue North, 728 B 29th Avenue North, 722 29th Avenue North, Nashville, Tennessee 37209, and 301 Rural Hill Court, Nashville, Tennessee (the "Properties") and that the Legal Guardian appointed herein may sell the interests of the Minor therein provided that the Purchase and Sale Agreements are revised before or at Closing to provide for the signatures of all legal owners of the Properties, including the Guardianship of Princess Nwozo, by Madubueze Nwozo, Guardian.

Accordingly, it is hereby **ORDERED, ADJUDGED, AND DECREED** that Petitioner Madubueze Nwozo is hereby appointed Guardian of Princess Nwozo.

It is further **ORDERED, ADJUDGED, AND DECREED** that the Purchase and Sale Agreements filed as Exhibits to the Petition shall be revised before or at Closing to provide for the signatures of all legal owners of the Properties, including the Guardianship of Princess Nwozo, by Madubueze Nwozo, Guardian.

It is further **ORDERED, ADJUDGED, AND DECREED** that Madubueze Nwozo is authorized to sign all documents necessary to close the sale of the Properties, including the Deed(s) of conveyance, to transfer the Minor's interest in the Properties to the Purchasers.

It is further **ORDERED, ADJUDGED, AND DECREED** that the Closing Agent shall tender payment of the Minor's portion of the net sales proceeds to the Davidson County Circuit Court Clerk's Office where such shall remain held until the Minor attains eighteen (18) years of age on August 17, 2024.

It is further **ORDERED, ADJUDGED, AND DECREED** that copies of the ALTA Settlement Statements for the Properties subject to sale pursuant to this Order shall be filed with the Court to establish the value of the net proceeds due the Minor.

202403110016840

It is further **ORDERED, ADJUDGED, AND DECREED** that the requirements of bond, inventory, and accountings are hereby reserved.

It is so **ORDERED.**

Entered this _____ day of March, 2024.

_____
JUDGE

Submitted for entry:

/s/ Brandon R. Meredith
BRANDON R. MEREDITH, #26481
Spencer Fane Bone McAllester
100 Bluegrass Commons Blvd., Suite 2370
Hendersonville, TN 37075
(615) 780-7989
bmeredith@spencerfane.com

Attorney for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Order has been sent via U.S. Mail, postage prepaid, on the 6th day of March, 2024 to the following:

Madubueze Nwozo
5745 Sterling Oaks Drive
Brentwood, TN 37027

Princess Nwozo
5745 Sterling Oaks Drive
Brentwood, TN 37027

/s/ Brandon R. Meredith
BRANDON R. MEREDITH

Case Title: NWOZO V NWOZO

Case Number: 24P295

Type: APPOINTING ORDER - GUARDIANSHIP

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of TN

County of Sumner

Sworn to and subscribed before me this _____ day of _____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY