E-FILED
1/5/2024 11:03 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

ANGELA F. SIMS EVANS
Petitioner,

v.

ANTHONY FRANK SIMS, FRANK REEDUS, III, BETTY D. SIMS ANGEL M. SIMS, CANDY REEDUS, PRINCESS L. REEDUS CARMEN MOORE-MINOR, DUANNA CATO, GWENDOLYN M MOORE, MATTIE REEDUS, RONETTA GAUSE, MONIQUE SANDERS, JERMAINE WISEMAN, RONTERESE WISEMAN,
Respondents.

NF
Case No. 20-0139-IV

FILED
2024 JAN -8 AM 11:12
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C.&M.

**ORDER TO APPROVE TRANSFER OF INTEREST IN 2708 MORENA STREET**

This matter came to be heard on the 15th day of December, 2023, before the Honorable Chancellor Russell Perkins, upon the motion to approve agreement filed by the Petitioner. Present at the hearing was the initial Petitioner, Angela Sims Evans; counselor, Adam Barber; Duanna Cato; Anthony Sims; Counselor for Anthony Sims, Tillman Payne; Frank Reedus, III; Angel Sims; and Bettie Sims. Based upon the statements of counsel and statements of the aforementioned parties, the makes the following ruling.

Pursuant to the order of this court, a family settlement conference was completed on the 22nd day of November, 2023. At the meeting, the family members in attendance came to an agreement. In exchange for all of the interest in 2708 Morena Street, Nashville, TN 37208 (hereinafter the "Property"), Anthony Sims has agreed to forgo any request for

Karen Johnson Davidson County
Batch # 1193237 ORDER
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Fees: $27.00 Taxes: $0.00
20241014-0079511

reimbursement for the payment of taxes, utilities, lawn maintenance or other expenditures associated with any of the properties subject to the initial partition. Furthermore, Mr. Sims has agreed to forgo his 1/9 interest in the following unsold properties: 2018 24th Ave N, 2020 24th Ave N, 2022 24th Ave North, 2704 Morena Street, 2706 Morena Street, and 1818 26th Ave North.

Mr. Frank Reedus, III, filed an objection to this agreement. The objection is noted; however, the court finds the agreement to in the best interest of the parties and hereby approves said agreement. The court finds that pursuant to the Master's Report previously confirmed by this court, the ownership interest in 2708 Morena Street is vested as follows:

| Individual | Relationship | Interest |
|---|---|---|
| Anthony F. Sims | Son | 5/9th |
| Frank Reedus, III | Son | 1/18th |
| Angela F Sims Evans | Daughter | 1/18th |
| Candy Reedus | Daughter | 1/18th |
| Princess Reedus | Daughter | 1/18th |
| Carmen Moore-Minor | Daughter | 1/18th |
| Ronald Martin (deceased) | Son | |
| Ronterese Wiseman | Grandson | 1/72nd |
| Jermaine Wiseman | Grandson | 1/72nd |
| Monique Sanders | Granddaughter | 1/72nd |
| Ronnetta Gause | Granddaughter | 1/72nd |
| Angel M. Sims | Daughter | 1/18th |
| Duanna Cato | Daughter | 1/18th |

The Property can be more particularly described as follows:

LAND in Davidson County, Tennessee, being lot No. 273, on the Plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.
SAID Lot No. 273 fronts 50 feet on the northerly side of Morena Street and runs back between parallel lines 150 feet to an alley.

BEING a portion of the same property conveyed to Frank Reedus, Jr. and Grace Matthews by deed from Frank Reedus, Jr., Grace Matthews, Ellen Nesbitt and Robert Lee Nesbitt, of record in Book 7796, Page 106, Register's Office for Davidson County, Tennessee.

Said Frank Reedus, Jr. having since died on November 13, 2006, his estate having been probated in Davidson County, Case No. 07P80, and leaving Frank Reedus, III, Angela F Sims, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronald Martin, Angel M. Sims, Anthony F. Sims, Duanna Cato as his sole heirs at law, as evidenced by the affidavit of heirship filed of record as instrument number 20090929-0090386, Register's Office of Davidson County, Tennessee.

Said Grace Matthews having since died leaving Andrea Gale Anderson as her sole heir at law, as evidenced by affidavit of heirship of record in Instrument No. 20090929-0090386, Register's Office for Davidson County, Tennessee. Said Andrea Gale Anderson then conveyed her 50% interest by quitclaim deed to Anthony F. Sims in Instrument No. 20180329-0029530, Register's Office for Davidson County, Tennessee.

Said Ronald Martin having since died leaving Ronterese Wiseman, Jermain Wiseman, Monique Sanders, and Ronnetta Gause as the heirs-at-law, as evidenced by the affidavit of heirship of record in Instrument No. 20220607-0064895, Register's Office for Davidson County, Tennessee.

**IT IS THEREFORE ORDERED, ADJUDGED** and **DECREED** that Frank Reedus, III, Angela F Sims Evans, Candy Reedus, Princess Reedus, Carmen Moore-Minor, Ronterese Wiseman, Jermaine Wiseman, Monique Sanders, Ronnetta Gause, Angel M. Sims, Duanna Cato are hereby divested of any and all ownership interest in 2708 Morena Street and said interest shall be vested in Anthony F. Sims in fee simple absolute.

It is, further, **ORDERED** that this order may be recorded with the Davidson County Register of Deeds and/or any other governmental agency. A copy of this order shall be accepted as proof that title to the Property is vested as described in this Order and shall be of the same effect as if all parties previously having an interest in this property had executed a valid deed conveying the entirety of their interest in the Property to Anthony F. Sims, in fee simple.

It is further, **ORDERED** that Anthony F. Sims shall be divested of any and all ownership interest in the following properties: 2018 24th Ave N, 2020 24th Ave N, 2022 24th Ave North, 2704 Morena Street, 2706 Morena Street, and 1818 26th Ave North. Said ownership interest shall be distributed to the remaining heirs in their pro-rata ownership

portions. Furthermore, Anthony F. Sims shall be barred from seeking any request for reimbursement for the payment of taxes, utilities, lawn maintenance or other expenditures associated with any of the properties subject to the initial partition

It is so **ORDERED.**

Entered this the 8th day of January, 2024.

The Honorable Russell Perkins

APPROVED FOR ENTRY:

*/s/* **Adam Barber**
Matt Potempa (025640)
Adam Barber (031014)
**MARTIN HELLER POTEMPA & SHEPPARD, PLLC**
2122 21st Avenue South
Nashville, TN 37212
(615) 800-7096 Office
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*abarber@mhpslaw.com*

*Attorneys for Petitioner*

## CERTIFICATE OF SERVICE

I hereby certify that the foregoing document was sent by postage prepaid first-class mail or electronic mail with permission to the following:

Mattie Reedus
Cadence of Rivergate
94 Twin hills Drive
Madison, TN 37115

Princess Reedus
3039 Ewingdale Drive
Nashville, TN 37207

Candy Reedus
200 Bell Forge Court
White Bluff, TN 37187

Gwendolyn M. Moore
1620 Chase Street
Nashville, TN 37216

Betty D. Sims
3933 Tucker Road
Nashville, TN 37218

Ronterese Wiseman
*Unknown*

Jemaine Wiseman
1409 Rivergate Meadows
Goodlettsville, TN 37072

Monique Sanders
721 Due West Ave. Apt. E-204
Madison, TN 37115

Ronnetta Gause
12501 E. 53rd Terrace
Kansas City, MO 64133

Frank Reedus, III
5557 Traceside
Nashville, TN 37221

Carmen Moore-Minor
1135 Cherbron Drive
Nashville, TN 37207

Duanna Cato
629 Vanoke Drive
Madison, TN 37115

Angel M. Sims
2712 O'Neal Drive
Nashville, TN 37208

Anthony F Sims
4001 Tucker Road
Nashville, TN 37218

Angela Sims Evans
4324 Shady Dale Rd
Nashville, TN 37218

Tillman Payne
4117 Hillsboro Pike, Ste 03-193
Nashville, TN 3721
office@tillmanpaynelaw.com

This 5th day of January, 2024.

/s/ Adam Barber

Adam Barber

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 24th DAY OF January 2024
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY