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EFILED 08/21/25 11:11 AM CASE NO. 25P993 Joseph P Day, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN THE ESTATE OF MARY RUBY PERRY,
Deceased,

Docket No. 25P993

LEAH MARSH,
Petitioner,

v.

BRIAN INERFELD, BETH SCARNATI, SHADE TREE HOLDINGS UNLIMITED, LLC, and 721 S. 12TH STREET TRUST,
Respondents.

Karen Johnson Davidson County
Batch # 1316629 ORDER
08/29/2025 01 10 02 PM 6 pgs
Fees $32 00 Taxes $0 00
20250829-0069466

AGREED ORDER RESOLVING ALL PENDING ISSUES RELATING TO THE AMENDED EMERGENCY PETITION FOR INJUNCTIVE RELIEF, TO DISSOLVE TRUST, TO SET ASIDE QUITCLAIM DEED, AND FOR DAMAGES

It appearing to the Court by the signatures of counsel below that the parties have reached an agreement in this matter, the Court is pleased to adopt the agreement of the parties as the ORDER of the Court.

The Court FINDS that:

1. The decedent, Mary Ruby Perry, died on May 5, 2025, at age 91 at 4652 Indian Summer Dr., Nashville, TN 37207. Her residence in Davidson County, Tennessee was at 721 South 12th St., Nashville, TN 37206.
2. On May 14, 2025, Petitioner, Leah Marsh, filed a *Petition to Probate Will & Grant Letters Testamentary.*
3. On May 15, 2025, the *Order Granting Petition to Open Testate Estate and Appoint Executor (Without a Hearing)* was entered with the Court whereby Petitioner was appointed as executor

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of Decedent's Estate.

4. On May 16, 2025, Petitioner filed an *Amended Petition to Probate Will & Grant Letters of Testamentary.*

5. On May 22, 2025, Petitioner filed an *Emergency Petition for Injunctive Relief and to Set Aside Quitclaim Deed* with the Court whereby Petitioner requested certain restraints and injunctions be put in place regarding Decedent's real property, as well as a request that the Court set aside the Quitclaim Deed that was recorded on May 19, 2025 under legal instrument number: 20250519-0038919 in the Register of Deeds for Davidson County, TN relating to the Decedent's real property at 721 S. 12th Street, Nashville, TN 37206.

6. On May 23, 2025, an *Ex Parte Temporary Restraining Order* was entered whereby certain restraints were put in place regarding the Decedent's real property.

7. On June 3, 2025, an *Agreed Order Resetting Hearing and Continuing Temporary Restraining Order* was entered whereby certain restraints were put in place regarding the Decedent's real property.

8. On July 9, 2025, Petitioner filed an *Amended Emergency Petition for Injunctive Relief, to Dissolve Trust, to Set Aside Quitclaim Deed, and for Damages.*

9. On July 23, 2025, an *Order* was entered continuing the hearing on injunctive relief to September 3, 2025 and extending the temporary injunctive relief order until September 3, 2025.

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Now, pursuant to the parties' agreement, the Court hereby ORDERS, ADJUDGES, and DECREES that:

1. The Quitclaim Deed recorded under legal instrument number: 20250519-0038919 in the Register of Deeds for Davidson County, TN is hereby set aside in its entirety such that the controlling deed shall be the Warranty Deed recorded under legal instrument number: 20001221-0125389 in the Register of Deeds for Davidson County, TN
2. All Respondents shall execute any further instruments necessary to restore all right, title and interest to the property at 721 S. 12th Street to the Estate of Mary Ruby Perry.
3. All Respondents shall execute all necessary documents to dissolve the 721 S. 12th Street Trust within fifteen (15) days of the entry of this *Order* and any property owned by such trust shall be restored to the Estate of Mary Ruby Perry.
4. The Estate of Mary Ruby Perry shall retain the $10,000.00 paid to Ms. Perry prior to her death from Respondent, Shade Tree Holdings Unlimited, LLC, for payment of damages and attorney fees incurred by Petitioner in filing and defending this matter.
5. This *Order* resolves all matters before this Court relating to the *Amended Emergency Petition* and any pending hearing dates relating to the *Amended Emergency Petition* shall be stricken.
6. All counsel are hereby relieved as counsel of record and surety.

ENTER this _____ day of August, 2025.

_____

Hon. Andra Hedrick, Judge

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APPROVED FOR ENTRY:

HAIRSTON & ASSOCIATES

/s/

Roland T. Hairston, II, BPR #031473
Donielle M. Beaty, BPR #038420
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Counsel for Petitioner

PEPPER LAW, PLC

/s/

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Counsel for Respondents

CERTIFICATE OF SERVICE

I, the undersigned attorney, does hereby certify that a true and exact copy of the foregoing document has been served upon the below person via U.S. Mail and/or Email on August 20, 2025 to:

Leah Marsh
4652 Indian Summer Dr.
Nashville, TN 37207

J. Ross Pepper, Esq.
Peter Suglia, Esq.
1801 West End Avenue, Suite 850
Nashville, Tennessee 37203

/s/ Donielle Beaty
Donielle M. Beaty

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Case Title: MARSH V PERRY
Case Number: 25P993
Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

STATE OF TENNESSEE

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IN RE: ***MARY RUBY PERRY***

Docket No: ***25P993***

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 August 21, 2025 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 August 29, 2025.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____

Deputy Clerk