Karen Johnson
Batch # 1329628
10/02/2025 12 15 PM
Fees $27 00 Taxes $0 00

Davidson County
ORDER
5 pgs

20251002-0078676

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the ORDER TO SET ASIDE QUITCLAIM DEED heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 2ND day of OCTOBER, 2025, in Docket Number 25P1596, IN RE: DEBORAH LEE, 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, the 2ND day of OCTOBER in the year 2025 and in the 249 year of American Independence.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk

By: _____
Deputy Clerk

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

STATE OF TENNESSEE	)	
DEPARTMENT OF HUMAN SERVICES,	)	
Plaintiff	)	
v.	)	**No. 25P1596**
Deborah Lee,	)	
Respondent	)	
Michael Hopson	)	
3121 Wilmoth Rd., Nashville, TN 37207	)	
Defendant	)	

ORDER TO SET ASIDE QUITCLAIM DEED

This cause came on to be heard this 2nd day of October, 2025, before the Honorable, Andra Hedrick, Judge of the Seventh Circuit (Probate) Court of Davidson County, Tennessee, upon the sworn Petition of the State of Tennessee, Department of Human Services; Deborah Lee being represented by an Attorney Ad Litem and defendant, Michael Hopson pro se. The Court finds that the Deborah Lee was so severely disabled that she could not manage her activities of daily living and was dependent on Michael Hopson on March 10, 2025 when he came to her to obtain her signature on a quitclaim deed divesting her of her interest in the home at 3121 Wilmoth Rd. to him.

The Court finds as follows:

There are numerous badges of fraud are evident in the quitclaim transfer circumstances, including:

a. The transfer was made to Deborah Lee's brother/caretaker, Michael Hopson without compensation.

b. The transfer was of all of Deobrah Lee's assets and rendered Deborah Lee indigent.

c. When the interest in the real property was transferred, Michael Hopson was aware that Deborah Lee was about to need TennCare nursing home benefits to have adequate care.

d. Deobrah Lee t transferred the interest for substantially less than fair market value.

e. Michael Hopson lived with his sister, Deborah Lee, and acted as her caregiver.

f. Michael Hopson had power of attorney authority over Deborah Lee's bank account.

g. As a caregiver to Deborah Lee, Michael Hopson, had dominion and control over Deborah Lee.

h. At the time of the quitclaim transfer, Deborah Lee was suffering from a mental disability.

IT IS, THEREFORE, ORDERED THAT:

1. On March 10, 2025 Michael Hopson had a **confidential** relationship with his sister, Deborah Lee, due to his having a power of attorney over her bank account and was her caregiver.

2. On March 10, 2025 Michael Hopson exerted undue influence on his disabled sister, Deborah Lee by inducing her to sign the quitclaim deed for his benefit.

3 The quitclaim deed # 20250327-0023028 for 3121 Wilmoth Rd. dated March 10, 2025 from Deborah Lee to Michael Hopson is set aside and thus **void**

4. Costs of this action are assessed against the Defendant, Michael Hopson.

ELECTRONIC SIGNATURE PAGE TO FOLLOW

JUDGE ANDRA HEDRICK

APPROVED FOR ENTRY

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Certificate of Service

I hereby certify that a copy of the foregoing document was hand delivered or sent to:

Paul Kaikai, IS TN DHS
227 French Landing Drive, 1st Floor
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Tel. 615 490 1472

Michael Hopson
3121 Wilmoth Rd.
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Keisha Harris, Agent
Greater Nashville Regional Council Public Guardianship Program for the Elderly
(GNRC PGPE)
44 Vantage Way, Ste. 450
Nashville, TN 37228
Tel 862 8828

by U.S Mail postage prepaid or facsimile or electronically on this the 2nd day of October, 2025.

/S/FRANCIS M. BASS, JR.
Francis M. Bass, Jr.

Case Title: TN DEPT HUMAN SVCS. V LEE
Case Number: 25P1596
Type: ORDER OF JUDGMENT

The foregoing is hereby ORDERED, ADJUDGED AND DECREED.

Judge Andra Hedrick, Seventh Circuit