

**IN THE CHANCERY COURT, PROBATE DIVISION, OF SUMNER COUNTY,
TENNESSEE AT GALLATIN**

IN RE:) FILED SUMNER CHANCERY
) SEP 17 2019 PM 3:22
CONSERVATORSHIP OF JOANN MARTIN)
)
Ward,) Docket No. 2019-PR-242
TERRENCE BLANE MARTIN)
119 Woodvale Drive)
Hendersonville, TN 37075)
)
Conservator.)

ORDER TO APPROVE SALE OF REAL PROPERTY

This cause was presented to the Court on September 17, 2019, before the Honorable Chancellor Louis W. Oliver, III, upon the MOTION TO APPROVE SALE OF REAL PROPERTY of the Conservator, TERRENCE BLANE MARTIN, and having examined the MOTION, testimony from real estate agent PHYLLIS BLACK, statements of counsel, and the record as a whole, the Court finds as follows:

1. That the appropriate parties have been properly notified of this proceeding.
2. That the Ward's real property located at 2529 Bridlewood Drive, Helena, Shelby County, Alabama (the "Real Property") was listed for sale by real estate agent PHYLLIS BLACK. The buyer, ANGELA DODSON, has made an offer of one hundred eighty-seven thousand nine hundred dollars (\$187,900).
3. The Real Property is valued for tax purposes at one hundred eighty-two thousand eight hundred eighty dollars (\$182,880).
4. That the offer of one hundred eighty-seven thousand nine hundred dollars (\$187,900) is a fair and commercially reasonable price.
5. The sale of the Real Property is in the Ward's best interest.

PREMISES CONSIDERED, IT IS ORDERED, ADJUDGED AND DECREED as follows:

1. That the Ward's real property located at 2529 Bridlewood Drive, Helena, Shelby County, Alabama, may be sold to ANGELA DODSON for the amount of \$ 187,900, (less expenses), pursuant to the terms of the General/Financed Residential Contract. Net proceeds expected \$ 170,362.00
2. That Bond shall be increased by \$ 160,000 to a total of \$ 330,000.

ENTERED, this 17 day of Sept, 2019.

Louis W. Oliver, III

Chancellor Louis W. Oliver, III

(EZ)

APPROVED FOR ENTRY:

Heritage Law Group, PLLC

By: EZ

Ellen Zhang BPR # 35713
1526 Hunt Club Blvd., Ste. 550
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Attorney for Conservator

3. The sale proceeds from the real property shall be paid to the Clerk and Master of the Sumner County Chancery Court. It shall be released to the Conservator once he has filed Bond paperwork for the \$ 330,000 total assets.

Louis W. Oliver, III Judge

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing ORDER TO APPROVE SALE OF REAL PROPERTY has been served on all parties or their counsel of record pursuant to Rule 5.02 of the Tennessee Rules of Civil Procedure, on this 17th day of September, 2019, by placing a true and correct copy in a properly addressed envelope, in the U.S. Mail, first class, postage prepaid, or through electronic mail or facsimile to:

Terrence Martin
119 Woodvale Drive
Hendersonville, TN 37075
Conservator

Russell Martin
Whereabouts unknown

Heritage Law Group, PLLC

By: 

Ellen Zhang BPR #35713
1526 Hunt Club Blvd., Ste. 550
Gallatin, TN 37066
Phone: (615) 989-7054
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Attorney for *Conservator*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2019 11:45:23 AM
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Allen S. Boyd