

**UNITED STATES DISTRICT COURT FOR THE
WESTERN DISTRICT OF MICHIGAN**

JEFFREY RYAN FENTON,

PLAINTIFF

v.

VIRGINIA LEE STORY ET AL.,

DEFENDANTS

CASE NO. 1:23-cv-1097

**DECLARATION OF IRREFUTABLE PROOF OF A CRIMINAL CONSPIRACY
SPANNING STATE AND FEDERAL COURTS (REV. 3/13/24)**

Plaintiff brings this testimony pursuant to 28 U.S. Code § 1746.

I, Jeffrey Ryan Fenton, declare under oath as follows:

I. References in this document to Ms. Fawn Fenton are hereinafter “Ms. Fenton,” “wife,” and/or “ex-wife.”

II. No matter what any defendant named in this complaint claims, the evidence of the conspiracy against rights and property¹, under the color of law, office, and official right, by bad actors working in both Tennessee’s State and Federal Courts concurrently², can be definitively proven beyond any “reasonable” margin of “error”, by applying the F.R.B.P., Title-28, Title-11, and Title-18 law³, to the below (1) to (8) facts which are irrefutably encapsulated in the Court

¹ https://rico.jefffenton.com/evidence/2019-10-29_tn-wilco-deed-fraud-ada-financial-exploitation.pdf

² https://rico.jefffenton.com/evidence/2019_precipitating-tennessee-courts-parties-and-actions.pdf

³ https://rico.jefffenton.com/evidence/2019-04-26_conspiracy-against-rights-under-color-of-law.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1874-1924)

Records:

- (1) The date the **bankruptcy**⁴ was filed: **4/26/2019**. (See exhibit “A.”)
- (2) The date the **divorce**⁵ was filed: **6/04/2019**. (See exhibit “B.”)
- (3) I was a titled **owner**⁶ of the marital residence as **tenancy by the entirety**⁷. (See exhibit “C.”) Named on both the property deed⁸ and tax records⁹. (See exhibits “D” and “E.”)
- (4) I was **never provided notice**¹⁰ or **hearing** by the bankruptcy counsel, the bankruptcy trustee, or by the bankruptcy court, as required in the Federal Rules of Bankruptcy Procedure Rule-7001¹¹. (See exhibit “F.”) As a result, these laws¹² were violated or illegally circumvented: 11 U.S.C. §§ 363¹³, 541¹⁴, 542¹⁵, 707¹⁶, 1203¹⁷, 1204¹⁸, 1205¹⁹,

⁴ https://rico.jefffenton.com/evidence/2019-04-26_fed-bankruptcy-filing-date-3-19-bk-02693.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-8, PageID.74)

⁵ https://rico.jefffenton.com/evidence/2019-06-04_tn-chancery-divorce-filing-date-48419b.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-17, PageID.651)

⁶ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-27, PageID.1416-1430

⁷ https://rico.jefffenton.com/evidence/2011-04-29_fenton-marital-residence-tenancy-by-entirety.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-13, PageID.541-542)

⁸ https://rico.jefffenton.com/evidence/2011-04-29_1986-sunnyside-brentwood-tn-deed.pdf

⁹ <https://rico.jefffenton.com/evidence/1986-sunnyside-brentwood-tn-2019-property-taxes.pdf>

¹⁰ https://rico.jefffenton.com/evidence/2022-03-15_ustp-bk-fraud-referral-confirmed-no-notice.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1881)

¹¹ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1898

¹² https://rico.jefffenton.com/evidence/2019-04-26_conspiracy-against-rights-under-color-of-law.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1874-1924)

¹³ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1903-1906

¹⁴ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1908-1912

¹⁵ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1913

¹⁶ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1914

¹⁷ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1915

¹⁸ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1915

1207²⁰, 1208²¹, 18 U.S.C. §§ 152²², 153²³, 154²⁴, 157²⁵, 158²⁶, 241²⁷, 242²⁸, 373²⁹,
401³⁰, 402³¹, 1951³², 28 U.S.C. §§ 1334³³, 1927³⁴

(5) The bankruptcy only reaped **\$44,079³⁵** worth of alleged “**bankruptcy relief**” for Ms. Fenton in the end, as shown on the “Chapter 7 Trustee’s Final Account and Distribution Report (TDR)”.³⁶ (See exhibit “G.”) It probably cost her twice that in combined legal fees for the action. While forfeiting \$250,000³⁷ in cash and labor that we had invested into our marital residence, as of the day of the auction. (See exhibit “H.”) Plus, another \$400,000³⁸ of appreciation has been lost since. (See exhibit “I.”)

¹⁹ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1915-1916

²⁰ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1916

²¹ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1916

²² Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1917

²³ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1918

²⁴ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1918

²⁵ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1919-1920

²⁶ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1920

²⁷ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1922

²⁸ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1922

²⁹ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1921

³⁰ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1921

³¹ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1921

³² Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1923

³³ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1882

³⁴ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1893

³⁵ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-13, PageID.569-576 (After subtracting out defendant Story’s outstanding fees, because without this scam there would be no need for defendant Story or her exorbitant fees.)

³⁶ https://rico.jefffenton.com/evidence/2021-01-26_trustees-final-account-and-distribution-report.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1883) (BK Case 3:19-bk-02693, Doc 136, Filed 1/26/2021, Page 1 of 8)

³⁷ <https://rico.jefffenton.com/evidence/1986-sunnyside-property-improvement-highlights.pdf> (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-12, PageID.501-511)

³⁸ https://rico.jefffenton.com/evidence/2023-05-31_1986-sunnyside-brentwood-tn-appreciation.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-12, PageID.485)

(6) 11 U.S.C. § 363(h)³⁹: “Notwithstanding subsection (f) of this section, **the trustee may sell both the estate’s interest, under subsection (b) or (c) of this section, and the interest of any co-owner in property** in which the debtor had, at the time of the commencement of the case, an undivided interest as a tenant in common, joint tenant, or **tenant by the entirety, only if— (3) the benefit to the estate** of a sale of such property free of the interests of co-owners **outweighs the detriment, if any, to such co-owners;**” (emphasis added).

- a. The bankruptcy code measures what is a “benefit to the [bankruptcy] estate”, in how much **unsecured debt** a sale could pay off, above and beyond the mortgage notes on that property.
- b. The mortgage notes are secured by the property interest, they can stand alone and balance each other out, and need not be involved in the bankruptcy at all. The only reason to compel a forced sale of the property (in this circumstance), would be to leverage the debtor’s equity in property to pay off **other unsecured debts**, after the mortgages on the property were completely satisfied.
- c. The forced sale of the marital residence was of absolutely “**no benefit to the bankruptcy estate.**” (See exhibit “J.”) The home auctioned for exactly the amounts owed on the two mortgages⁴⁰, while this came of absolutely no surprise to the defendants, it was by design. The sale proceeds did not pay off

³⁹ https://rico.jefffenton.com/evidence/2020-07-02_bk-trustee-john-mclemore-call-declaration.pdf

https://rico.jefffenton.com/evidence/2020-07-02_bk-trustee-john-mclemore-recorded-call.mp3

⁴⁰ https://rico.jefffenton.com/evidence/2019-10-29_1986-sunnyside-real-estate-deed-fraud.pdf

one dollar of unsecured debts, nor put a dollar in either my pocket or my ex-wife's (to my knowledge)⁴¹.

Adversary Proceeding in Federal District or Bankruptcy Court

The Trustee was required to provide Plaintiff and his two tenants/roommates with notices & hearings in federal court. Plaintiff had the following valid property interests: legal title, ownership, controlling, possession/enjoyment/use, beneficial, equitable, exclusion, investment, income, future. Plaintiff's tenants had secure one-year leasehold interests.

Rule 7001. Scope of Rules of Part VII

An adversary proceeding is governed by the rules of this Part VII. The following are adversary proceedings:

- (1) a proceeding to recover money or property, other than a proceeding to compel the debtor to deliver property to the trustee, or a proceeding under §554(b) or §725 of the Code, Rule 2017, or Rule 6002;
- (2) a proceeding to determine the validity, priority, or extent of a lien or other interest in property, but not a proceeding under Rule 3012 or Rule 4003(d);
- (3) a proceeding to obtain approval under §363(h) for the sale of both the interest of the estate and of a co-owner in property;
- (4) a proceeding to object to or revoke a discharge, other than an objection to discharge under §§727(a)(8),¹ (a)(9), or 1328(f);
- (5) a proceeding to revoke an order of confirmation of a chapter 11, chapter 12, or chapter 13 plan;
- (6) a proceeding to determine the dischargeability of a debt;
- (7) a proceeding to obtain an injunction or other equitable relief, except when a chapter 9, chapter 11, chapter 12, or chapter 13 plan provides for the relief;
- (8) a proceeding to subordinate any allowed claim or interest, except when a chapter 9, chapter 11, chapter 12, or chapter 13 plan provides for subordination;
- (9) a proceeding to obtain a declaratory judgment relating to any of the foregoing; or
- (10) a proceeding to determine a claim or cause of action removed under 28 U.S.C. §1452.

§ 363. Use, sale, or lease of property **skipped**

(b)(1) The trustee, after notice and a hearing, may use, sell, or lease, other than in the ordinary course of business, property of the estate. trustee may not sell or lease personally identifiable information to any person unless—

(e) Notwithstanding any other provision of this section, at any time, on request of an entity that has an interest in property used, sold, or leased, or proposed to be used, sold, or leased, by the trustee, the court, with or without a hearing, shall prohibit or condition such use, sale, or lease as is necessary to provide adequate protection of such interest. **(skipped)**

(f) The trustee may sell property under subsection (b) or (c) of this section free and clear of any interest in such property of an entity other than the estate, only if—

(1) applicable nonbankruptcy law permits sale of such property free and clear of such interest; **(failed)**

(2) such entity consents; **(failed)**

(g) Notwithstanding subsection (f) of this section, the trustee may sell property under subsection (b) or (c) of this section free and clear of any vested or contingent right in the nature of dower or curtesy.

(h) Notwithstanding subsection (f) of this section, the trustee may sell both the estate's interest, under subsection (b) or (c) of this section, and the interest of any co-owner in property in which the debtor had, at the time of the commencement of the case, an undivided interest as a tenant in common, joint tenant, or tenant by the entirety, only if— **(failed)**

(1) partition in kind of such property among the estate and such co-owners is impracticable;

(2) sale of the estate's undivided interest in such property would realize significantly less for the estate than sale of such property free of the interests of such co-owners;

(3) the benefit to the estate of a sale of such property free of the interests of co-owners outweighs the detriment, if any, to such co-owners; and **(failed)**

⁴¹ https://rico.jeffenton.com/evidence/2019-10-10_chancery-no-proceeds-from-forced-auction.pdf

d. Even if Ms. Fenton and I had another \$100k-\$200k of equity in the property, it would have been almost impossible for the forced sale to “**outweigh the detriment**” to me.

- I needed this property to survive and not be rendered destitute and homeless. Roommate/tenant rents⁴² were temporarily my only stream of income, due to circumstances unforeseen and beyond my control. (See exhibit “K.”)
- This property was the totality of my retirement investments, even those predating this marriage⁴³. (See exhibit “L.”)
- This property was a million-dollar retirement investment⁴⁴, which would easily realize that potential and likely be paid off within the next ten to fifteen years. (See exhibit “M.”)
- This property was the only realistic means I had to be able to comfortably retire by age seventy.
- This property was the only realistic means I had to rebuild my financial independence while enjoying a comparable standard of living, to that enjoyed during our marriage, as well as that which I had built myself and enjoyed prior to the marriage.
- As long as I could obtain the funds to pay the mortgages on time and keep them current, there is no lawful and ethical justification by which to deprive me of my opportunity and right to do so.

⁴² https://rico.jefffenton.com/evidence/2019-03-26_fenton-sunnyside-roommate-lease-merriman.pdf

https://rico.jefffenton.com/evidence/2019-04-09_fenton-sunnyside-roommate-lease-garcia.pdf

⁴³ https://rico.jefffenton.com/evidence/2011-04-29_1986-sunnyside-premarital-assets-invested.pdf

⁴⁴ <https://rico.jefffenton.com/evidence/1986-sunnyside-property-improvement-highlights.pdf>

https://rico.jefffenton.com/evidence/2022-01-03_1986-sunnyside-brentwood-tn-appreciation.pdf

(7) The chancery court usurped—or the bankruptcy court abdicated—jurisdiction⁴⁵ over the marital home, in violation of 28 U.S. Code § 1334(e)(1)⁴⁶, which states: “The district court in which a case under title 11 is commenced or is pending shall have exclusive jurisdiction—of all the property, wherever located, of the debtor as of the commencement of such case, and of property of the estate.”

(8) It is unreasonable that the bankruptcy court would have waited for any action in chancery court to deprive me of my property interests and rights.

a. There was no action filed in the chancery court at the creation of the bankruptcy estate. The bankruptcy court was required to immediately notify all parties with a legitimate property interest in the marital residence and provide hearings in federal court, to determine their property interests, and whether or not the marital residence could remain in the bankruptcy estate or needed to be removed as a “**burdensome asset**”, prior to the 341 meeting of the creditors.

b. The bankruptcy was filed 39-days before any action was filed in the chancery court, and 97-days before I first stood before Judge Binkley in the chancery court⁴⁷. It is wholly unreasonable that the bankruptcy court awaited any predetermined deprivation of property in the chancery court, rather than

⁴⁵ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1882 (See e.g., In re Palmer, 78 B.R. 402, 405-06 (Bankr. E.D.N.Y. 1987))

⁴⁶ https://rico.jefffenton.com/evidence/2019-04-26_conspiracy-against-rights-under-color-of-law.pdf (Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1882)

⁴⁷ https://rico.jefffenton.com/evidence/2019_tn-court-motions-in-chronological-order.pdf

proceeding in proper form in the bankruptcy court, in compliance with bankruptcy rules and federal laws.

III. Since the bankruptcy court had both **original and exclusive jurisdiction**⁴⁸, even if the time and care was taken for equal and due process in the chancery court⁴⁹ (which it was not)⁵⁰, the bankruptcy judge and trustee would have known the action was improper and without lawful jurisdiction. They were required to perform due diligence.

DECLARATION

Pursuant to 28 U.S. Code § 1746, I declare under penalty of perjury that the foregoing is true and correct, except as to matters herein stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Executed on March 13, 2024



JEFFREY RYAN FENTON, *PRO SE*

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FENTON, MI, 48430-3426

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(P) 615.837.1300

⁴⁸ Case 1:23-cv-01097-PLM-RSK, ECF No. 1-34, PageID.1882

⁴⁹ https://rico.jefffenton.com/evidence/2019-08-29_husbands-one-and-done-answer-to-all.pdf

⁵⁰ https://rico.jefffenton.com/evidence/2019_tn-court-motions-in-chronological-order.pdf

https://rico.jefffenton.com/evidence/2024-01-18_binkley-disqualification-for-bias-coercion.pdf



CLOSED, CONVERTED, MEANSYES, DISCH(D)

U.S. Bankruptcy Court
MIDDLE DISTRICT OF TENNESSEE (Nashville)
Bankruptcy Petition #: 3:19-bk-02693

APPENDIX
10-1

Assigned to: **Charles M Walker**
Chapter 7
Previous chapter 13
Original chapter 13
Voluntary
Asset

Date filed: 04/26/2019
Date converted: 12/06/2019
Date terminated: 03/01/2021
Debtor discharged: 04/15/2020
341 meeting: 01/06/2020
Deadline for objecting to discharge: 03/06/2020
Deadline for financial mgmt. course: 07/26/2019

Debtor disposition: Standard Discharge

Debtor
Fawn [REDACTED] Fenton
[REDACTED]
Brentwood, TN 37027
DAVIDSON-TN
SSN / ITIN: xxx-xx-20 [REDACTED]
[REDACTED]
[REDACTED]

represented by **MARY ELIZABETH AUSBROOKS**
ROTHSCHILD & AUSBROOKS
1222 16TH AVE SO
STE 12
NASHVILLE, TN 37212-2926
615-247-3996
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MARY ELIZABETH AUSBROOKS
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Alexander S. Koval
Rothschild & Ausbrooks, PLLC
1222 16th Ave. S.
Suite 12
Nashville, TN 37212
615 242 3996
Fax : 615 242 2003
TERMINATED: 10/04/2019

Trustee
HENRY EDWARD HILDEBRAND, III
OFFICE OF THE CHAPTER 13 TRUSTEE
PO BOX 340019
NASHVILLE, TN 37203-0019
615 244-1101
TERMINATED: 12/06/2019

Trustee
JOHN C. MCLEMORE
LAW OFFICE OF JOHN C. MCLEMORE, PLLC
2000 RICHARD JONES RD., STE. 250
NASHVILLE, TN 37215
615 383-9495

represented by **JOHN C. MCLEMORE**
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Vol 1

Appendix
 13-1

TECHNICAL RECORD

TR-5
 TE-1

NO. 48419B
 COA NO. M2019-02059-COA-R3-CV

FILED
 JUN 15 2020
 Clerk of the Appellate Courts
 Rec'd By

APPEALED FROM
 CHANCERY COURT
 AT FRANKLIN TENNESSEE
 MICHAEL W. BINKLEY CHANCELLOR
 ELAINE B. BEELER, CHANCERY COURT CLERK

IN THE CASE OF
 FAWN ██████████ FENTON
 VS.
 JEFFREY RYAN FENTON

TO THE
 APPEALS COURT
 NASHVILLE TENNESSEE

VIRGINIA L. STORY
 135 FOURTH AVE. SOUTH
 FRANKLIN, TN 37064
 ATTORNEY FOR APPELLEE

JEFFREY RYAN FENTON
 17195 SILVER PARKWAY, #150
 FENTON, MI 48430
 PRO SE APPELLANT

FILED 31ST DAY OF MARCH 2020.

CHANCERY COURT
 NO. 48419B

Sara B. McKinney CLERK
 DEP. CLERK

**PLAINTIFF'S
 EXHIBIT
 B**



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**PLAINTIFF'S
EXHIBIT
B-1**



Residential . LS No. **1220084**
 Status **Closed** Area **10** List Price **\$360,000**
 Type **Site Built** Er/Ea **Exc. Right to Sell** Media
 Address **1986 Sunnyside Dr** City **Brentwood** Zip **37027**
 County **Williamson** Sub/Dev **Sunny Side** MLS Map
 Lot Number Tax ID **013J A 035.00** Deed Book/Page **4743/715**
 Directions **FROM NASHVILLE*SOUTH ON HILLSBORO RD, LEFT ON SUNNYSIDE DR, 1986 IS ON THE RIGHT**

General Information

Style **Ranch** Stories **1.00** Year Built **1977 / Approximate**
 Acres **1.470** Acreage Source Completion
 Total Rooms **9** Size **150.0 x 434.0** Assoc Fee **\$ /mo**
 Constr **All Brick / Wood** Lot **Wooded** Basement **Partial / Unfinished**
 Driveway **Aggregate** Floors **Carpet / Finished Wood / Tile /** Garage **2 / Attached - SIDE**
 Community Amenities Waterfront / Roof **Composition Shingle**

Rooms and Dimension Information

Liv **15X13 / Formal** Rec **25X33 / Over Garage** Bed 1 **15X13 / Full Bath**
 Din **13X12 / Formal** Hobby / Bed 2 **12X11 /**
 Kit **15X12 / Eat-In** Other / Bed 3 **13X13 /**
 Den **19X13 / Fireplace** Other / Bed 4 **12X11 /**

	Bedrooms	Full Baths	Half Baths	Finished Square Feet (est)	
Main	4	2	1	Main	2579
Other	0	0	0	Second	
				Third	
Total	4	2	1	Basement	Total 2579

Office and Showing Information

Show **Call Showing Center** Owner Name Open House
 Agent **John Taylor** (Ph: 615-794-0833 ext 6035) CoList Agent (Ph:)
 Listing Office **Zeitlin & Co., Realtors** (Ph: (615) 794-0833) CoList Office (Ph:)
 Appt Phone **(615) 327-0101** Subagency **0** Buyer Broker **3** Facilitator **3**
 Remarks: **ALL BRICK RANCH*CUL-DE-SAC LOCATION*HUGE BEDROOMS & BONUS ROOM*9FT CEILINGS & CROWN MOLDING IN LIVING RM, DINING RM, & FOYER*HEATED FLR IN GUEST BATH*PRIVATE WOODED LOT*CONVENIENT TO NASHVILLE, BRENTWOOD & FRANKLIN**

Schools and Utilities

Elem1 **Grassland Elementary** Elem2 Sewer **Septic Tank** Middle/JR **Grassland Middle School** High **Franklin High School**
 Water **City Water** Cool **Electric / Central** Heat **Gas / Central**

Features

Appliances	Interior Features	Exterior Features	Miscellaneous
Range Cooktop / Electric	Firepl 1	Fence	Handicap
Oven Double Oven / Electric	Drapes	Patio/Deck Deck	Energy Storm Doors / Storm Windows /
	Master Bath Sep. Shower/Tub / Ceramic	Pool	Green Cert
Other Dishwasher	Other Ceiling Fan / Extra Closets / Utility Connection /	Other Garage Door Opener	Other Cable TV

Financing and Taxes

Acceptable Buyer Financing **FHA / Other / VA /** Taxes **\$1,461**

MLS Information

Photo **None** List Date **Sep 27 2010** Poss **Date of Deed**
 Realtor Remarks: **BUYER OR BUYER AGENT TO VERIFY SCHOOL ZONING AND ANY OTHER PERTINENT INFORMATION**

Comparable Information

Sales Agent Jeff Fenton	Co-Sales Agent	Days On Mkt 205
Sales Office Benchmark Realty, LLC	Co-Sales Office	Presale No
Seller Participation 4000	Closing Date 4/29/2011	Orig. List Price \$360,000
Terms Conventional	Pending Date 4/20/2011	Sales Price \$350,000

Requested by: **Jeff Fenton**

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase





Jeff Fenton

From: Jeff Fenton
Sent: Wednesday, September 24, 2014 4:24 PM
To: Kim Hollingshead
Cc: Fawn Fenton
Subject: RE: Fenton Purchase | 1986 Sunnyside Drive, Brentwood | Tenancy by the Entirety?
Attachments: Sunnyside Deed of Trust - Executed.pdf

Hello Kim!

It has been a while!

It has been recommended to Fawn and I, for liability purposes, that we hold title to our home as **"Tenancy by the Entirety"**.

I know very little about this, but here is an explanation that I found online:

Tenancy by the Entirety: a special form of joint tenancy when the joint tenants are husband and wife -- with each owning one-half. Neither spouse can sell the property without the consent of the other. Words in the deed such as "Bill and Mary, husband and wife as tenancy in the entirety" establish title in tenancy by the entireties. This form of ownership is not available in all states. (http://tlehmanlaw.com/lawyer/Nashville-TN_fq314.htm)

Can you please tell me how our title is held currently at 1986 Sunnyside Drive, Brentwood, 37027? (You facilitated our closing.) I have a copy of our Deed of Trust (attached), but I can't figure out if this is titled as "Tenants in Common", "Joint Tenancy", or "Tenancy by the Entirety".

Is there a document that you can provide me which shows exactly how our property is titled?

Thanks for your help with this!

Jeff Fenton

Meticulous Marketing LLC

(615) 837-1300 Office

(615) 837-1301 Mobile

(615) 837-1302 Fax

When it's worth doing RIGHT the first time!

Submit or respond to a support ticket [here](#).





Jeff Fenton

From: Kim Hollingshead <Kim@TouchstoneTitleTN.com>
Sent: Wednesday, September 24, 2014 4:42 PM
To: Jeff Fenton
Cc: Fawn Fenton
Subject: RE: Fenton Purchase | 1986 Sunnyside Drive, Brentwood | Tenancy by the Entirety?

And wife

Subject: RE: Fenton Purchase | 1986 Sunnyside Drive, Brentwood | Tenancy by the Entirety?

Can you please explain to me how “Tenancy by the Entirety” is specified/differentiated on this document?

Thanks again!

Jeff Fenton

From: Kim Hollingshead
Sent: Wednesday, September 24, 2014 3:31 PM
To: Jeff Fenton
Cc: Fawn Fenton
Subject: RE: Fenton Purchase | 1986 Sunnyside Drive, Brentwood | Tenancy by the Entirety?

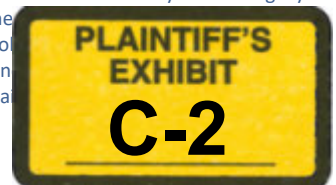
Jeff, please see attached. Title is currently vested as Tenancy by the Entirety.

Kimberly K. Hollingshead, Esq.

President
Touchstone Title & Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
Office: (615) 371-2299
Email: Kim@TouchstoneTitleTN.com
Website: www.TouchstoneTitleTN.com

Our number one goal is to ensure that you are satisfied with our services. If you have any questions or concerns on this closing, or have suggestions on how we can make your next interaction with us even better, please e-mail me.

NOTICE: YOU ARE NOT AUTHORIZED TO FORWARD THIS EMAIL TO ANYONE. This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. To waive the attorney-client privilege, the attorney work-product doctrine, or any proprietary rights in the information contained herein, you must have received this message in error, please notify the sender immediately by telephone (615-371-2299) or by electronic mail. If you have not received this message, please delete this message and all copies and backups thereof. Thank you.





31.1 TENANCY BY THE ENTIRETY

When real property is acquired by individuals who are husband and wife at the time of the conveyance, then title is jointly held as an indivisible whole with right of survivorship unless the granting instrument expressly states that title is not to be held as a Tenancy by the Entirety. Upon divorce, a Tenancy by the Entirety is destroyed and absent some decree by the Divorce Court, the interest of the former spouses is converted into a Tenancy in Common with each owning a one-half interest.

31.2 TENANTS IN COMMON

When real property is acquired by two or more individuals who are not married at the time of the conveyance, or a Tenancy by the Entirety is destroyed through a divorce, title is held as Tenants in Common. In cases where the property is owned by Tenants in Common, each owner has a certain defined share in the property. Unless the instrument states otherwise, when there are two owners, each will automatically be presumed to own one-half each; if three, a third each, and so on. However, the shares between Tenants in Common do not need to be equal. The parties can decide what share of the property belongs to each owner. For example, if two individuals named Sam and Mark buy a property together, but if Sam contributes more to the purchase price than Mark, this could be reflected in the respective shares each acquires in the property. The deed into these individuals could state that Sam receives 70% interest in the property and Mark is entitled to 30%. The important point is that each of the Tenants in Common owners always owns his or her share of the property, and is only entitled to that same percentage of the sale proceeds. For example, if Sam dies, then his share of the property will be administrated as part of Sam's estate. Mark will continue to own his 30% after Sam's death. Unlike in a Joint Tenancy with a Right of Survivorship, it does not automatically pass to Mark.

When property is held as Tenants in Common, each of the individuals have a right to enter the common estate and take possession of the whole, subject to the equal right of the co-tenants to share in possession of the whole; and one co tenant's occupation or possession of the property can never be deemed adverse to the other co-tenants.



	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$350,000.00 Affiant
	Subscribed and sworn to before me, this 29th day of April, 2011. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
 Southland Title & Escrow Co., Inc.
 7101 Executive Center Drive, Suite 151
 Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fawn ■ Fenton	Renasant Bank	013 J-A
(NAME)	(NAME)	(MAP)
1986 Sunnyside Drive	2001 Park Place North, Suite 650	035.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mangel Jerome Terrell and wife, Colette Keyser**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffrey R. Fenton and wife, Fawn ■ Fenton**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson County, TENNESSEE, described as follows, to-wit:

LAND in Williamson County, TN, BEING Lot No. 29, on the Plan of Section 3, Sunny Side Estates, of record in Plat Book 5, page 67 as amended in Book 330, page 844, Register's Office for Williamson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jerome Terrell and spouse, Collette Keyser, by deed dated July 8, 2005, from Melner R. Bond III and spouse, Kimala K. Bond, of record in Book 3615, page 152, and further conveyed to Mangel Jerome Terrell and wife, Colette Keyser, by Quitclaim Deed dated February 20, 2009, from Jerome Terrell and wife, Colette Keyser, of record in Book 4743, page 715, Register's Office for Williamson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is () unimproved (X) improved property, know as: 1986 Sunnyside Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of April, 2011.

Mangel Jerome Terrell

Colette Keyser





STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mangel Jerome Terrell; Colette Keyser with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of April, 2011.


Notary Public

My Commission Expires: 9/3/2012



This document was e-recorded in Book 5313,
Page 452, Williamson Co. ROD on 5/12/11.





BK/PG: 5313/452-454
11015616

Certificate of Authenticity

3 PGS : DEED	
KAREN OWENS 214724 - 11015616	
05/12/2011 - 02:16 PM	
VALUE	350000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1295.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1313.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
SADIE WADE	
REGISTER OF DEEDS	

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

[Signature]

Signature

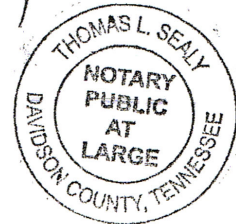
State of Tennessee
County of Williamson

Personally appeared before me, The Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[Signature]

Notary's Signature

My Commission Expires: 1/9/12





Williamson County
 Property Tax Notice
 Karen Paris . Williamson County Trustee
 1320 W Main St. Franklin TN 37064
 615-790-5709

2019

Tax Receipt # 0028996	Total Due \$0.00
Taxes are due by 02/28/2020	
Property Address Sunnyside Dr 1986	

DIST	MAP	GP	C-MAP	PARCEL	SP-INT	CO	CI
07	013J	A	013J	03500	000	094	000

OR CURRENT RESIDENT

INDICATE ADDRESS CHANGE ON REVERSE SIDE

Fenton Jeffrey R Fenton Fawn
 1986 Sunnyside Dr

Karen Paris, TRUSTEE
 1320 W Main St. Suite 203
 FRANKLIN TN 37064

Brentwood, TN 370270000

Williamson County Property Tax Notice

Karen Paris Williamson County Trustee 1320 W Main St. Suite. Franklin TN 37064 615-790-5709

2019

DIST	MAP	GP	C-MAP	PARCEL	SP-INT	CO	CI
07	013J	A	013J	03500	000	094	000

Please return the top portion with your payment in the enclosed reply envelope.

To pay your property taxes make checks payable to :
WILLIAMSON COUNTY TRUSTEE
 (Your cancelled check serves as your receipt)

Your payment options are:

- At our office: 1320 W. Main St. Suite 203; Franklin, TN
- At participating local banks
- On-line with credit card of electronic check* at our website
www.WilliamsonPropertyTax.com

*The vendor charges the following processing fees: \$2.00 per transaction for e-check payments, and a 2.5% plus \$0.30 per transaction for credit/debit card payments.

Scan to pay!

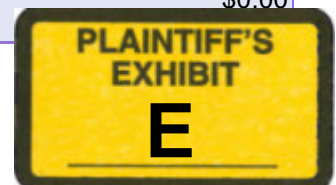


To avoid interest, taxes must be paid by February 28, 2020.

Beginning March 1, 2020 interest will be added to delinquent taxes at the rate of 1.5% per month.

Williamson County Trustee 1320 W Main St Suite 203 Franklin, TN 37064 (615) 790-5709	Office Hours: Monday thru Friday 8:00 am- 4:30 pm
---	---

Tax Receipt # 0028996	Total Due \$0.00
Property Address Sunnyside Dr 1986	
Classification Real Property	
Subdivision Sunnyside Est Sec 3	
Lot 0029	Acres 0.00
EQ Factor 0.0000	
Additional Description	
Appraised value	\$386,900
Assessment	25%
Assessed value	\$96,725
Interest	\$0.00
County taxes	\$2,147.00
9th FSSD taxes	\$0.00
City taxes	\$0.00
Total due	\$0.00





Search



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SHARE

Region 8

General Information

What's New

Regional Office

- ▶ Memphis, TN Office
- ▶ Nashville, TN Office
- ▶ Chattanooga, TN Office
- ▶ Lexington, KY Office
- ▶ Louisville, KY Office

UST - REGION 8

Federal Judicial Districts Established for the Districts of Tennessee and Kentucky

The United States Trustee Program is a component of the U.S. Department of Justice that supervises the administration of bankruptcy cases. The United States Trustee for Region 8 serves the federal judicial districts established for the Districts of Tennessee and Kentucky. The regional office is located in Memphis, TN. The links on this site contain information about the regional office of the United States Trustee and the field offices within Region 8.



IMPORTANT NOTICES

USTP FORMS FOR THE FILING OF PERIODIC OPERATING REPORTS IN NON-SMALL BUSINESS CHAPTER 11 CASES NOW EFFECTIVE

Wednesday, July 21, 2021

On June 21, 2021, the United States Trustee Program's rule titled Procedures for Completing Uniform Periodic Reports in Non-Small Business Cases Filed Under Chapter 11 of Title 11, (28 C.F.R. § 58.8) became effective. The Final Rule governs the filing of pre-confirmation monthly operating reports (MORs) and quarterly post-confirmation reports (PCRs) by all debtors except those who are small business debtors or who, in accordance with the CARES Act, elect relief under subchapter V of chapter 11. To obtain the required MOR and PCR forms, instructions for completing and filing MOR and PCR forms, and other important information, please visit the United States Trustee Program's Chapter 11 Operating Reports resource page at www.justice.gov/ust/chapter-11-operating-reports.

U.S. TRUSTEE PROGRAM EXTENDS TELEPHONIC OR VIDEO SECTION 341 MEETING

Friday, August 28, 2020

The U.S. Trustee Program has extended the requirement that section 341 meetings be conducted by telephone or video appearance to all cases filed during the period of the President's "Proclamation on Declaring a National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak" issued March 13, 2020, and ending on the date that is 60 days after such declaration terminates. However, the U.S. Trustee may approve a request by a trustee in a particular case to continue the section 341 meeting to an in-person meeting in a manner that complies with local public health guidance, if the U.S. Trustee determines that an in-person examination of the debtor is required to ensure the completeness of the meeting or the protection of estate property. This policy may be revised at the discretion of the Director of the United States Trustee Program.

U.S. TRUSTEE PROGRAM EXTENDS TELEPHONIC SECTION 341 MEETINGS TO CASES FILED THROUGH MAY 10, 2020

Wednesday, April 1, 2020

The U.S. Trustee Program is extending the requirement that section 341 meetings be conducted only through telephonic or other alternative means not requiring in-person appearance to all cases filed through May 10, 2020. Appropriate notice will be provided to parties in accordance with bankruptcy law and rules.

**U.S. TRUSTEE PROGRAM
REGION 8**

LEADERSHIP

Paul A. Randolph
Acting United States Trustee

CONTACT

Office of The U. S. Trustee
(901) 544-3251

Paul A. Randolph
Forwarded Referral To:

Megan Seliber
Trial Attorney, Office of
the United States Trustee

(615) 695-4060 (office)
megan.seliber@usdoj.gov

318 Customs House,
701 Broadway
Nashville, TN 37203

**19-02693 Fenton: Fraud
Referral**

Paul A. Randolph (USTP)

Acting United States Trustee
Region 8 (Nashville)

202-590-8690 (work cell)
901-544-3251 (office)
314-539-2990 (fax)

paul.a.randolph@usdoj.gov

Assistant U.S. Trustee
Eastern District of Missouri
(Region 13)

**19-02693 Fenton: Fraud
Referral**

U.S. Trustee Program

- About Bankruptcy & the United States Trustee Program
- Nationwide Office Locator
- USTP Regions
- Press & Public Affairs
- Private Trustee Listings & Library
- Approved Credit Counseling Agencies
- Approved Debtor Education Providers

Quick Links

- What's New
- Employment Opportunities
- Chapter 11 Quarterly Fees Schedule

U.S. Bankruptcy Courts



Jeff Fenton

PLAINTIFF'S
EXHIBIT

F-1

From: Randolph, Paul (USTP) <Paul.A.Randolph@usdoj.gov>
Sent: Tuesday, January 18, 2022 11:45 AM
To: Jeff Fenton
Subject: RE: [EXTERNAL] Fraud Upon the Court, Conspiracy Against Rights, Deprivation of Rights & Property Under Color of Law, ADA, FED, & HUD Violations - Protecting Disabled, Vulnerable, and Aged from Financial Exploitation: ALL Started with a Falsified Secret BK

Mr. Fenton:

I have received your six emails and will send them to our Nashville office to review. Please note that neither the U.S. Trustee nor any of its employees can provide you with legal representation or advice. You should take whatever legal steps you deem appropriate to protect your interests. Thank you for your referral.

Paul Randolph

Paul A. Randolph

Acting United States Trustee
Region 8 and
Assistant U.S. Trustee
Eastern District of Missouri (Region 13)
202-590-8690 (work cell)
314-539-2990 (fax)



Jeff Fenton



From: Seliber, Megan (USTP) <Megan.Seliber@usdoj.gov>
Sent: Tuesday, March 15, 2022 6:08 PM
To: Jeff Fenton
Subject: Fenton 19-02693: sale motion complaint
Attachments: fenton 319-02693 deed.pdf

IF the BANKRUPTCY COURT had OBEYED the FRBP, then the Bankruptcy Trustee would have been FORCED by the Federal Bankruptcy Court or the Federal District Court to REMOVE the Marital Residence from my Ex-wife's "BANKRUPTCY ESTATE" as a "BURDENSOME ASSET" long before I ever even MET Judge Binkley! BOTH my INTERESTS and my TENANT'S LEASEHOLD INTERESTS were PROTECTED under Federal Bankruptcy Laws!

Mr. Fenton,

I further investigated your complaint that you were not given notice of the motion to sell 1986 Sunnyside Drive as a co-owner in bankruptcy court. I confirmed that you did not receive notice. ~~Because Judge Binkley gave your ex wife the power to close the sale in family court, it does not appear that any objection in bankruptcy court would have been availing even if you had been given notice.~~ For your records, I've attached the warranty deed and the family court order that was recorded.

Although you are welcome to seek bankruptcy counsel to investigate the matter further, ~~I believe that because the family court had dual jurisdiction over the property, you will need to seek any further remedy in state court. As the property has already been sold to a third party purchaser, it is also unclear if any remedies would be available.~~

This concludes my investigation into your complaint.

Best,



Megan Seliber
 Trial Attorney, Office of the United States Trustee
 318 Customs House, 701 Broadway
 Nashville, TN 37203
 (615) 695-4060

The State Court DID NOT have DUAL JURISDICTION, that is a LIE! The Federal Court always has ORIGINAL JURISDICTION, and usually EXCLUSIVE JURISDICTION over all property, where it sits, as it sits, upon the day the BANKRUPTCY IS FILED!

The State Court is actually SPECIFICALLY FORBIDDEN from taking Jurisdiction over the property because of the circumstances, and the Bankruptcy having been filed 39-DAYS before the DIVORCE!

REMEDIES are ALWAYS available for RACKETEERING and FRAUD, especially with as many bad-actors, in a Conspiracy to intentionally CIRCUMVENT the FRBP and FEDERAL BANKRUPTCY LAWS via CRIMES UNDER COLOR OF LAW, without EQUAL or DUE PROCESS, in a Corrupt State Court!

The CRIMINAL EVIDENCE of CONSPIRACY AGAINST RIGHTS (AND PROPERTY) UNDER COLOR OF LAW, FRAUD UPON BOTH COURTS, HOBBS ACT EXTORTION, and a BUNCH OF FEDERAL BANKRUPTCY CRIMES is ALL in the TIME-LINE:

DAYS between when BANKRUPTCY WAS FILED on 4/26/2019 and when DIVORCE was FILED on 6/04/2019: 39-DAYS

DAYS between when BANKRUPTCY WAS FILED on 4/26/2019 and when I was SERVED DIVORCE PAPERS 6/15/2019: 50-DAYS

DAYS between when BANKRUPTCY WAS FILED on 4/26/2019 and when fraudulent "Order of Protection Ex Parte was Served on 6/20/2019: 55-DAYS

DAYS between when BANKRUPTCY was FILED on 4/26/2019 and when I had my FIRST HEARING in CHANCERY COURT on 8/1/2019: 97-DAYS (The Bankruptcy Attorney HAD TO KNOW this far in ADVANCE, that Judge Binkley would "PLAY BALL"!)
 Otherwise the Bankruptcy Attorney would have gotten CAUGHT filing a FRAUDULENT BANKRUPTCY PETITION, as would the TRUSTEE. The Bankruptcy Attorney would have been responsible for all losses, faced serious sanctions, and removal from office! She HAD TO KNOW that Judge Binkley would illegally FORCE THE AUCTION OF MY HOME, on my VERY FIRST DAY in Court, before she could WAIT for 97-DAYS for what she was REQUIRED to do within the first 14-DAYS of FILING the FRAUDULENT BANKRUPTCY!

DAYS between when BANKRUPTCY WAS FILED on 4/26/2019 and when I was FORCEFULLY EVICTED from my home on 9/3/2019: 130-DAYS



**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION**

In re: § **Case No. 3:19-BK-02693**
 §
FAWN [REDACTED] FENTON §
 §
 §
 Debtor(s) §

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION REPORT
CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED
AND APPLICATION TO BE DISCHARGED (TDR)**

John C. McLemore, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <i>(without deducting any secured claims)</i>	\$1,250.00	Assets Exempt:	\$11,000.00
Total Distributions to Claimants:	\$3,028.98	Claims Discharged Without Payment:	\$55,593.59
Total Expenses of Administration:	\$1,371.02	ATTORNEY STORY: —	<u>\$11,514.50</u>
		(SEE PAGE-4)	\$44,079.09

3) Total gross receipts of \$4,400.00 (see **Exhibit 1**), minus funds paid to the debtor(s) and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$4,400.00 from the liquidation of the property of the estate, which was distributed as follows:





	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Secured Claims (from Exhibit 3)	\$11,672.82	\$308,190.92	\$0.00	\$0.00
Priority Claims:				
Chapter 7 Admin. Fees and Charges (from Exhibit 4)	NA	\$1,371.02	\$1,371.02	\$1,371.02
Prior Chapter Admin. Fees and Charges (from Exhibit 5)	NA	\$0.00	\$0.00	\$0.00
Priority Unsecured Claims (From Exhibit 6)	\$0.00	\$0.00	\$0.00	\$0.00
General Unsecured Claims (from Exhibit 7)	\$59,845.46	\$37,324.85	\$35,314.85	\$3,028.98
Total Disbursements	\$71,518.28	\$346,886.79	\$36,685.87	\$4,400.00

4). This case was originally filed under chapter 0 on 04/26/2019. The case was converted to one under Chapter 7 on 12/06/2019. The case was pending for 13 months.

5). All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6). An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 01/09/2021

By: /s/ John C. McLemore
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.





EXHIBITS TO
FINAL ACCOUNT

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE	AMOUNT RECEIVED
2017 Toyota Prius Mileage: 30,000 Other Information: VIN: [REDACTED]	1129-000	\$4,400.00
TOTAL GROSS RECEIPTS		\$4,400.00

The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

NONE

EXHIBIT 3 – SECURED CLAIMS

NONE

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
6	BancorpSouth Bank	4110-000	\$0.00	\$54,863.54	\$0.00	\$0.00
7	Toyota Motor Credit Corporation	4210-000	\$11,672.82	\$12,600.00	\$0.00	\$0.00
8	Specialized Loan Servicing LLC	4110-000	\$0.00	\$240,727.38	\$0.00	\$0.00
TOTAL SECURED CLAIMS			\$11,672.82	\$308,190.92	\$0.00	\$0.00

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID	
John C. McLemore, Trustee	2100-000	NA	\$1,100.00	\$1,100.00	\$1,100.00	
John C. McLemore, Trustee	2200-000	NA	\$83.69	\$83.69	\$83.69	
Pinnacle Bank	2600-000	NA	\$6.33	\$6.33	\$6.33	
U.S. Bankruptcy Court Clerk	2700-000	NA	\$181.00	\$181.00	\$181.00	
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES			NA	\$1,371.02	\$1,371.02	\$1,371.02

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

NONE

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM	CLAIMANT	UNIFORM	CLAIMS	CLAIMS	CLAIMS
-------	----------	---------	--------	--------	--------





NUMBER	TRAN. CODE	SCHEDULED	ASSERTED	ALLOWED	PAID	
1	IRS Insolvency	5800-000	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL PRIORITY UNSECURED CLAIMS			\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
2	Ascend Federal Credit Union	7100-000	\$12,900.65	\$12,900.65	\$12,900.65	\$1,106.50
3	Ascend Federal Credit Union	7100-000	\$4,212.89	\$5,000.00	\$2,990.00	\$256.45
4	American Express National Bank	7100-000	\$9,518.02	\$9,518.02	\$9,518.02	\$816.37
5	Capital One Bank (USA), N.A.	7100-000	\$9,906.18	\$9,906.18	\$9,906.18	\$849.66
	BanCorp South	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	Bank of America	7100-000	\$11,793.22	\$0.00	\$0.00	\$0.00
	Chase Card	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	Specialized Loan Servicing, LLC	7100-000	\$0.00	\$0.00	\$0.00	\$0.00
	Virginia Lee Story	7100-000	\$11,514.50	\$0.00	\$0.00	\$0.00
TOTAL GENERAL UNSECURED CLAIMS			\$59,845.46	\$37,324.85	\$35,314.85	\$3,028.98





**FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES**

Page No: 1

Exhibit 8

Case No.: 19-02693-CW3-7
Case Name: FENTON, FAWN [REDACTED]
For the Period Ending: 1/9/2021

Trustee Name: John C. McLemore
Date Filed (f) or Converted (c): 12/06/2019 (c)
§341(a) Meeting Date: 01/06/2020
Claims Bar Date: 05/04/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA = § 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #					
1	2017 Toyota Prius Mileage: 30,000 Other Information: VIN: [REDACTED]	\$14,500.00	\$6,188.16	\$4,400.00	FA
2	Sofa, Rugs, End Table, Coffee Table, Bedroom Suite, Bookshelves, Gun Safe, Table & Chairs, Toaster, Pots & Pans, Misc. Household items	\$1,420.00	\$0.00	\$0.00	FA
3	TV, Tablet	\$575.00	\$0.00	\$0.00	FA
4	Breyer Horses	\$450.00	\$0.00	\$0.00	FA
5	AR15, FN-FAL, Glock 23, Rugger SP101	\$2,750.00	\$50.00	\$0.00	FA
6	Clothing/Shoes/Purse	\$500.00	\$0.00	\$0.00	FA
7	Wedding Ring \$1500 and Costume jewelry	\$1,200.00	\$300.00	\$0.00	FA
Asset Notes: Jeweler said worth \$300. Burdensome Asset.					
8	Dog, 2 Bunnies, Fish	\$0.00	\$0.00	\$0.00	FA
9	Items in storage Books, Luggage, Pet Supplies, Christmas Decorations	\$435.00	\$0.00	\$0.00	FA
10	2 Aquarium located at 102 Plum Nelly Circle	\$425.00	\$0.00	\$0.00	FA
11	Cash	\$200.00	\$0.00	\$0.00	FA
12	Checking First Farmers & Merchants	\$1,349.36	\$0.00	\$0.00	FA
13	Checking Ascend Federal CU	\$0.00	\$0.00	\$0.00	FA
14	Savings First Farmers & Merchants	\$1,350.65	\$0.00	\$0.00	FA
15	Savings Ascend Federal CU	\$272.60	\$0.00	\$0.00	FA
16	Checking MIT FCU (u)	\$255.00	\$0.00	\$0.00	FA
17	Savings MIT FCU (u)	\$200.55	\$0.00	\$0.00	FA
18	Cellphone, Laptop (u)	\$550.00	\$0.00	\$0.00	FA

TOTALS (Excluding unknown value)

\$26,433.16

\$6,538.16

\$4,400.00



Major Activities affecting case closing: Case 3:19-bk-02693 Doc 136 Filed 01/26/21 Entered 01/26/21 17:46:21 Desc Main Document Page 5 of 8



FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page No: 2

Exhibit 8

Case No.: 19-02693-CW3-7
Case Name: FENTON, FAWN [REDACTED]
For the Period Ending: 1/9/2021

Trustee Name: John C. McLemore
Date Filed (f) or Converted (c): 12/06/2019 (c)
§341(a) Meeting Date: 01/06/2020
Claims Bar Date: 05/04/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets

07/07/2020 PC with Virginia Story 615-790-1778 who represents the Debtor in her Williamson County Divorce (Judge Binkley)

07/02/2020 PC from Jeff Fenton?? Debtor's former husband talked with him for more than 30 minutes.

05/27/2020 Filed Mt to Allow/Disallow Claims.

05/13/2020 Email to Jodie Thresher re: claims.

04/15/2020 Fawn Fenton picked up her ring.

04/01/2020 Email to Jody Thresher and Mary Beth Ausbrooks about Debtor's ring

03/19/2020 Filed Report of Sale.

03/19/2020 Jeweler said diamond ring and wedding band was worth \$300. Burdensome asset. Will return ring to Debtor.

02/19/2020 Gave diamond ring and wedding band to Bobby Colson who will get a valuation.

02/10/2020 Filed Mt to Sell Equity in Vehicle to Debtor for \$4,400.

02/03/2020 Claims bar 5/4/2020.

01/30/2020 Debtor wants to buy equity in vehicle

01/30/2020 Email to Jodie Thresher about wedding ring.

01/28/2020 Calculation of value of equity in 2017 Toyota Prius

01/20/2020 PC with Paul Spina counsel for Toyota Motor Credit.

01/08/2020 Email from Jodie Thresher, Debtor's attorney - Just wanted to give you a heads up that we will be filing an Amended Schedule A/B and C on this case.

01/07/2020 Email to Mary Beth - John told Ms. Fenton yesterday that he would like an independent valuation of her 2017 Toyota Prius. See attached instructions to forward to your client.

Initial Projected Date Of Final Report (TFR):

Current Projected Date Of Final Report (TFR):

/s/ JOHN C. MCLEMORE

JOHN C. MCLEMORE





FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 19-02693-CW3-7
Case Name: FENTON, FAWN
Primary Taxpayer ID #: **_***41
Co-Debtor Taxpayer ID #:
For Period Beginning: 4/26/2019
For Period Ending: 1/9/2021

Trustee Name: John C. McLemore
Bank Name: Pinnacle Bank
Checking Acct #: *****0194
Account Title:
Blanket bond (per case limit): \$720,000.00
Separate bond (if applicable):

Table with 7 columns: Transaction Date, Check / Ref. #, Paid to/ Received From, Description of Transaction, Uniform Tran Code, Deposit \$, Disbursement \$, Balance. Rows include transactions from 02/05/2020 to 12/12/2020.

TOTALS: \$4,400.00
Less: Bank transfers/CDs \$0.00
Subtotal \$4,400.00
Less: Payments to debtors \$0.00
Net \$4,400.00

For the period of 4/26/2019 to 1/9/2021

Total Compensable Receipts: \$4,400.00
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$4,400.00
Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$4,400.00
Total Non-Compensable Disbursements: \$0.00
Total Comp/Non Comp Disbursements: \$4,400.00
Total Internal/Transfer Disbursements: \$0.00

For the entire history of the account between 02/03/2020 to 1/9/2021

Total Compensable Receipts: \$4,400.00
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$4,400.00
Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements:
Total Non-Compensable Disbursements:
Total Comp/Non Comp Disbursements:
Total Internal/Transfer Disbursements:





FORM 2

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 19-02693-CW3-7
Case Name: FENTON, FAWN [REDACTED]
Primary Taxpayer ID #: **_***41 [REDACTED]
Co-Debtor Taxpayer ID #:
For Period Beginning: 4/26/2019
For Period Ending: 1/9/2021

Trustee Name: John C. McLemore
Bank Name: Pinnacle Bank
Checking Acct #: *****0194
Account Title:
Blanket bond (per case limit): \$720,000.00
Separate bond (if applicable):

1	2	3	4	5	6	7	
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS

NET DEPOSITS

NET DISBURSE

ACCOUNT BALANCES

\$4,400.00

\$4,400.00

\$0.00

For the period of 4/26/2019 to 1/9/2021

Total Compensable Receipts: \$4,400.00
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$4,400.00
Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$4,400.00
Total Non-Compensable Disbursements: \$0.00
Total Comp/Non Comp Disbursements: \$4,400.00
Total Internal/Transfer Disbursements: \$0.00

For the entire history of the case between 12/06/2019 to 1/9/2021

Total Compensable Receipts: \$4,400.00
Total Non-Compensable Receipts: \$0.00
Total Comp/Non Comp Receipts: \$4,400.00
Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$4,400.00
Total Non-Compensable Disbursements: \$0.00
Total Comp/Non Comp Disbursements: \$4,400.00
Total Internal/Transfer Disbursements: \$0.00

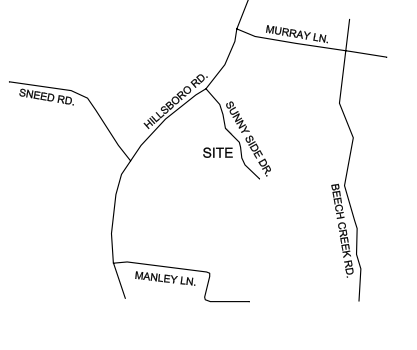
/s/ JOHN C. MCLEMORE

JOHN C. MCLEMORE

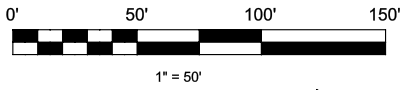
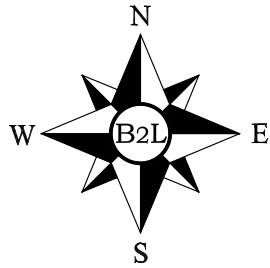




**A BOUNDARY SURVEY OF LOT 29
ON THE PLAN OF SUNNY SIDE ESTATES
SECTION 3, PLAT BOOK 5, PAGE 67
BRENTWOOD, WILLIAMSON COUNTY, TN
MAY 4, 2011**



VACINITY MAP
(NOT TO SCALE)



LEGEND

These standard symbols will be found in the drawing.

- IRON PIN (SET)
- MAGNETIC NAIL (SET)
- ⊙ WATER METER

JP MORGAN CHASE BANK NA TR
PROPERTY
PARCEL ID- 013009000070113
DB 4238, PG 20 R.O.W.C.T.

THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2000 EDITION.

NOTE: THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID.

NOTE: HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE BRENTWOOD / WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION.

NOTE: CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.

NOTE: THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.

NOTE: THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

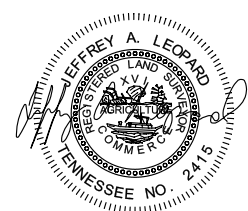
NOTE: THIS SURVEY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.

NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

B2L

www.b2lhps.com
1198 OLD PINNACLE RD.
JOELTON, TN 37080
PHONE: (615) 946-8650
E-MAIL: b2lhps@gmail.com

THE SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.



I hereby certify that this is a Category I survey as defined by the Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors, and the ratio of precision of unadjusted error is greater than 1:10,000 as shown hereon.

JEFFREY A. LEOPARD
TN RLS #2415

GENERAL NOTES:

- 1.) BEARINGS BASED ON RECORDED DEEDS OR PLATS.
- 2.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- 3.) ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
- 4.) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS OF RECORD WHETHER IMPLIED OR OF RECORD.
- 5.) THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.
- 6.) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
- 7.) UNADJUSTED ERROR OF CLOSURE IS GREATER THAN 1:10,000
- 8.) HORIZONTAL DATUM ASSUMED.
- 9.) PROPERTY CURRENTLY ZONED: R-01 (AS PER TAX CARD)
- 10.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE TRACT.

HEREON DEPICTION IS SUBJECT TO "FEDERAL COPYRIGHT LAWS" ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF B2L HOME AND PROPERTY SOLUTIONS IS PROHIBITED

REVISION TABLE

1.	
----	--

ORDERED BY: JEFF FENTON
PROPERTY ADDRESS: 1986 SUNNY SIDE DR.
BRENTWOOD, TN 37027
OWNER: MANGEL JEROME TERRELL & COLETTE KEYSER
1986 SUNNYSIDE DR.
BRENTWOOD, TN 37027

DEED REFERENCE: DB 4743, PG 715, R.O.W.C.T.
PLAT REFERENCE: PB 5, PG 67, R.O.W.C.T.
TAX MAP: 013N GRP: A PARCEL: 03500
WILLIAMSON COUNTY, BRENTWOOD, TN

DRAWING SCALE: 1"=50 PROJ. # 0057
DRAWN BY: DATE: MAY 9, 2011
CHECKED BY:
FIELD CREW:





Elite Roofing Company

1048 Jefferson Street
Nashville, TN 37208
615-259-0774



Company Representative:

Andrew Klope
aklope@eliteroofingofnashville.com

Customer Info:

Customer No: 1195
Fenton, Fawn
1986 Sunnyside Dr
Brentwood, TN 37027
(615) 333-7377 Cell

HD Lifetime

Description	Quantity	Unit	Price	Total
Remove Tear off, haul and dispose of comp. existing shingles -	31.5	SQ	\$30.00	\$945.00
Replace GAF HD "Timberline Cool" color "Cool Barkwood" HD shingle rfg. - w/out felt	35	SQ	\$135.00	\$4,725.00
Replace GAF Deck Armor	4	SQ	\$213.00	\$852.00
Replace Starter shingles	258	LF	\$3.25	\$838.50
Replace Timbertex	267	LF	\$2.00	\$534.00
R & R Drip edge	260	LF	\$1.80	\$468.00
R & R Timbertex Continuous ridge vent, shingle-over style	45	LF	\$6.50	\$292.50
R & R Chimney Counter flashing, large, Copper	1	EA	\$650.00	\$650.00
R & R Flashing, pipe jack	6	EA	\$15.00	\$90.00
R & R Gaf Storm Guard Leak Barrier	1220	LF	\$2.50	\$3,050.00
Install Cricket 60" wide	1	sft	\$250.00	\$250.00
RR Install Insulation baffles	82	lft	\$8.00	\$656.00
Clean & Paint Clean and Paint Existing Eave Vents	30	pcs	\$15.00	\$450.00
R & R Sheathing, plywood, 5/8", treated	3150	SF	\$2.15	\$6,772.50
Solatube Brighten Up 160 ds installed Solatube	2	1	\$675.00	\$1,350.00
Brighten Up 160 ds, installed				
Attic Access Install Louisville Ladder 22.5"x54"	1		\$635.00	\$635.00
Aluminum attic access ladder, 350# load, includes ladder and all labor				
SYSTEM PLUS WARRANTY GAF SYSTEM PLUS LIFETIME WARRANTY. Covers your entire roof system Non - prorated coverage up to 50 Years Cost of installation labor included up to lifetime.	1	EA	\$70.00	\$70.00
Install Vents Install GAF Green Machine Dual Power Solar-Electric Vents	3		\$590.00	\$1,770.00
Install Vents Install GAF Green Machine Solar Powered Vent	1		\$485.00	\$485.00
Paint Vents Paint Solar vents to match roof	4		\$60.00	\$240.00

Total for all sections: 25,123.50

Estimate Total: **\$25,123.50**

Note: Due to the change in costs to material this proposal is good for 30-days only

ACCEPTANCE OF THIS PROPOSAL: I have read this document thoroughly and find the above or attached prices and specification satisfactory. I recognize this as a legal binding contract, and I agree to pay the contract price in full on completion of the job as described unless other terms are stated. If payment is not made within time prescribed, I further agree to pay all collections cost and/ or expenses including attorney's fee. I affirm each and every term and fully expect the parties to this contract to abide by the terms here including attorney's fee.

Pay Schedule: Fifty percent (50%) is due to begin work, and the balance is due upon completion of the job. The final payment must be received within ten (10) business days of the acceptance of the certificate of completion. If payment is not received within this period, an interest charge of one percent (1%) of the contract amount will be added to the final invoice amount.

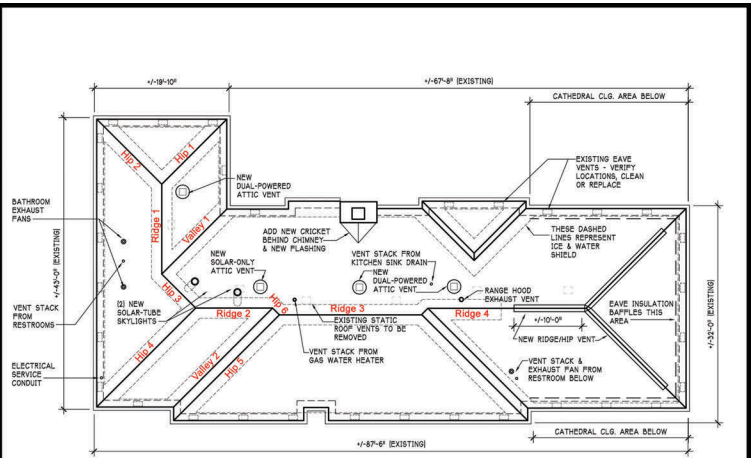
Insufficient Funds: Any customer who has a check returned for insufficient funds will be responsible for the amount of the check in addition to a service charge of \$20.00. The fees and service charge will be added to the out-



Re-Roof Material Specifications for 1986 Sunnyside Drive, Brentwood:

- 1.) 1.) Energy-Star Lifetime Warranty shingles:
 - Certainteed “Landmark - Solaris”, Energy Star color “Dusky Clay”
- 2.) Underlayment:
 - Teclar “Tuffguard”
- 3.) Ridge / Hip / Valley membrane flashing:
 - Grace Ice & Water Shield
- 4.) Add cricket at back of chimney – sloped plywood, shingle over.
- 5.) New copper roof-to-wall flashing at chimney (approx. 60”x30”) tuck-pointed
- 6.) Ridge vents:
 - Air Vent Inc. “Hip-Ridge Vent”, 12” wide – 45 linear feet
- 7.) Attic vents:
 - a. GAF “Master Flow Green Machine” Solar Powered Roof Vent – Quantity: 1
 - b. GAF “Master Flow Green Machine” Dual-Powered Roof Vent – Quantity: 3
- 8.) Clean existing eave vents or replace as necessary to ensure optimum air flow: paint any new vents to match existing color
 - 16”x8” louvered vents, quantity approx. 30
- 9.) New drip edge flashing around perimeter into gutters
 - a. Preferred: Copper (please price)
 - b. Alternate: Aluminum (please price)
- 10.) Replace all existing roof deck with new 5/8” pressure-treated plywood.
- 11.) Around eave line of bonus room cathedral ceiling – install insulation baffles in each rafter space to ensure ventilation flow above batts under deck.
- 12.) Add plastic sheet in attic at bonus room wall to separate ridge-vented attic area from power-vented attic area (approx 25 sq.ft. – staple plastic sheet to existing framing)
- 13.) Tube Skylights:
 - Solatube “Brighten-Up” model 160DS, 10-inch, with Natural Effect lens, and pitched flashing and flashing insulator. Need 2 elbows each, and extension tubes. Quantity: 2
- 14.) Add attic access ladder in interior hallway ceiling:
 - Louisville Ladder 22.5”x54” for 7’ to 8’-9” height 350lb load Model AS229GS

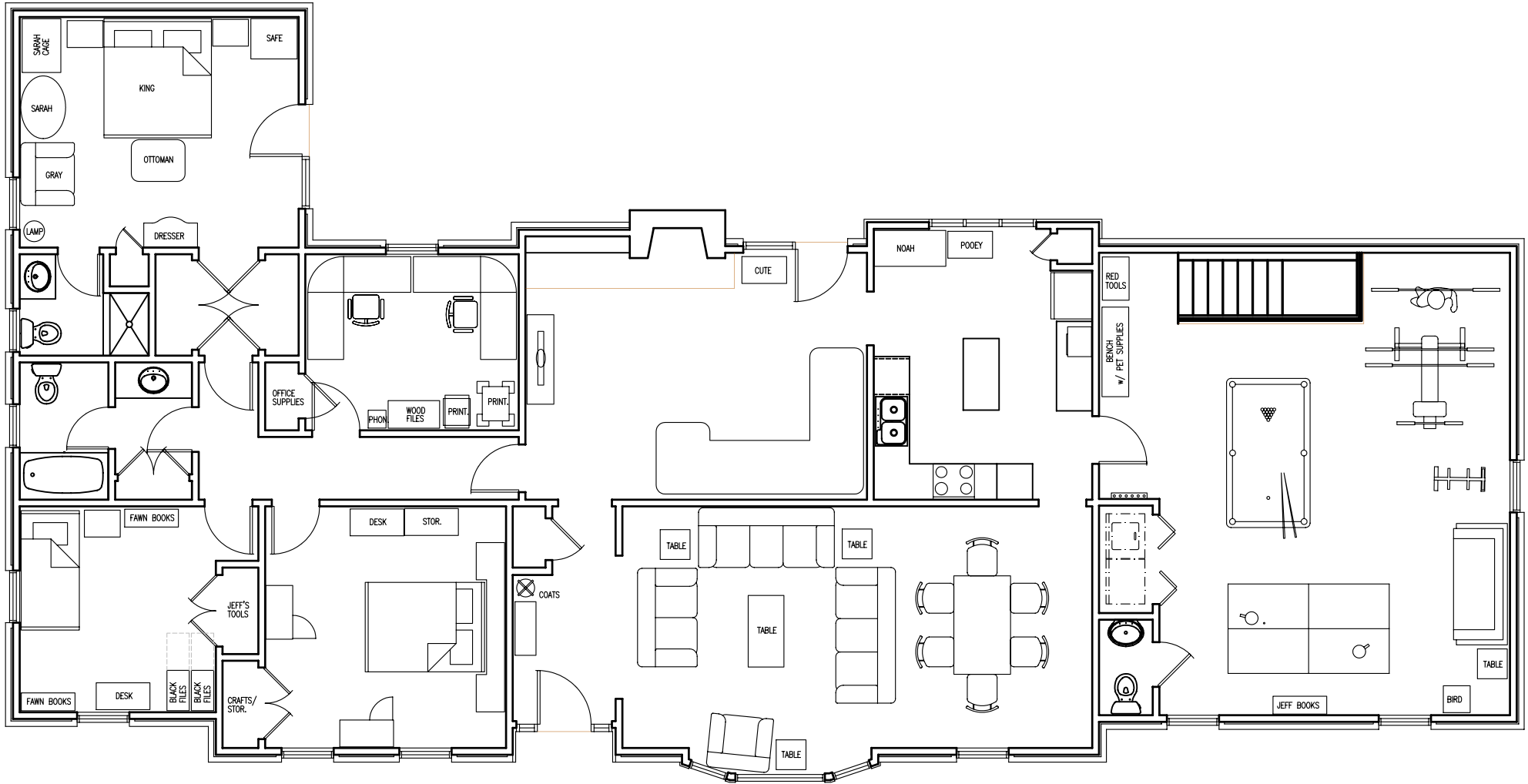




1986 SUNNYSIDE DRIVE - ROOF PLAN SCALE: 1" = 10'-0"



PLAINTIFF'S EXHIBIT H-4





G r o o v e

October 3, 2011

PHASE I

Attn: Jeff Fenton
615-837-1301
jeff@fentonmail.com

Re: Proposed Job Scope for 1986 Sunnyside Drive
Brentwood, TN 37027

JOB SCOPE AND CONTRACT WITH ACCEPTED TERMS AND LIMITATIONS

This is a proposed job scope for the property located at 1986 Sunnyside Drive, Brentwood, TN 37027. This scope is based on the limited investigation performed by Donald Knarr of Groove Mold Remediation Services on Monday, April 11, 2011. Heavy to Sporadic mold growth was observed from one end of crawlspace to the other. At this time the types and quantities of mold are not known.

It is the suggestion of Groove Mold that the following crawlspace cleaning service conducted:

1. I see a potential problem with your drainage. I would contact Scott Walter with Vintage (838-0015)
2. I see a potential problem with you HVAC ductwork. I would contact Larry Claud with Innovative Heating and Air (708-7755)
3. A vortex fan will be put in the crawlspace during the cleaning process and vented to the outside.
4. All insulation is to be bagged and removed from the crawlspace.
5. The infected area in the crawlspace will be cleaned by the following method;
 - a. Hand Sanding Wire Brushing
 - b. HEPA Vacuuming
 - c. wet wiping with Penta 900-P
 - d. HEPA Vacuuming
6. Independent mold inspector should inspect work and do post testing to confirm that crawlspace is clean. Customer's responsibility

This scope of work is expressly limited to the items listed below. Furthermore, a work authorization will accompany this scope and be an integral part of this agreement. Groove must have all of the documentation signed and approved before work will begin. Work will proceed in a timely manner.

Time

- Crawlspace cleaning will be completed in 3 days,
- A start date will be given when this scope is approved
- Groove must be granted full access to the site during normal working hours
- Additional work beyond the scope of work may add substantial time and cost to

2964 Sidco Drive, Suite 110 Nashville, TN 37204 P.615.292.1444 F.615.292.1444





Limitations

- Scope is only for listed work and valid for 30 days from the date printed on the top of the first page.
- Any change in work must be in writing prior to work being done
- Duct system is not included. A cleaning of the system is recommended. A thorough inspection of the ductwork should be conducted to make sure that the lines are properly connected and sealed.
- Any hidden items not visible at the time of the quote will be charged an amount in accordance with our standard rate schedule
- Due to the age of the HVAC ductwork, the HVAC will need to be shut down during remediation
- Due to nature of the job, Groove Mold can not be held accountable for any damage to any wiring or plumbing during the remediation process. All precautions will be taken to minimize any damages from occurring but Groove Mold will not be held responsible for any damages or cost that come from any damage that is occurred to wiring or plumbing while doing remediation work in the crawlspace.

Payment

- A deposit of \$ 1,400 is due at signing
- Groove Mold does except credit cards with a 2% increase in final pricing.
- The remaining balance will be due immediately following the post-remediation sampling (if conducted)and mold levels have been returned to acceptable levels
- Additional work is to be performed under the original work authorization

Goal

To create an environment that is less conducive for mold growth (excluding any unforeseeable moisture or water intrusions, i.e., extensive Relative Humidity, pipe breaks, or acts of God).

By eliminating excessive moisture in the crawlspace through a proper moisture barrier and proper crawlspace ventilation, we will be creating an environment that is less conducive for mold growth. Since mold is ubiquitous it is impossible to eliminate mold completely. Creating an environment that is dry with proper airflow and ventilation is paramount to preventing future mold growth within a structure. Customer understands that when trying to prevent mold in the crawlspace there is no one single product or machine that can do this. It is a well balanced attack of preventing water evaporation from occurring, controlling excessively high relative humidity and establishing proper airflow that will keep the crawlspace dry and in essence starves the mold and prevents it from growing.

Price

Insulation Removal and Disposal (1,825 square feet x \$0.35)	\$ 638.75
Crawlspace Cleaning (1,825 square feet x \$1.75)	\$3,193.75

2964 Sidco Drive, Suite 110 Nashville, TN 37204 P.615.292.1444 F.615.292.1444





In signing I, having the legal right and/or ability to contract work for, 1986 Sunnybrook Drive, Brentwood, TN 37027 and agree to the above described work to be completed.

JEFF FENTON [Signature] 10/4/2011
(Printed Name) (Signature) (Date)

Justin Kreuter [Signature] 10/11/11
(Groove Representative) (Signature) (Date)





SUNNYSIDE



**PLAINTIFF'S
EXHIBIT
H-9**



GPH Electric, Inc.
 1538 Richlawn Drive
 Brentwood, TN 37027

Invoice

Phone: 615-504-5619 Fax: 615-507-1419 License #: 51582

Bill To Fenton / Jeff 1986 Sunnyside Drive Brentwood Tennessee 37027	Date 9/16/2011	Invoice # 2024
	Job Location 	

P.O. No.	Terms	Project	

Quantity	Description	Rate	Amount
1	Supply and install a new 40 circuit panel, indoor top of the line Cutler hamer type CH & a 200amp rated feed through main outdoor raintite panel and ground rod	2,350.00	2,350.00
1	Permit	100.00	100.00
1	200amp rated surge protector for power,cable and telephone	295.00	295.00
1	Change out the feeder wire to 4/0 200 amp 95'	900.00	900.00
	1986 Sunny Side Drive, Brentwood, Williamson county37027	0.00	0.00
	Computer Sales Tax	9.25%	0.00
<i>Paid in full GPHawley</i>			
Total			\$3,645.00

PLAINTIFF'S EXHIBIT
H-10



Proposal

1854 BAKER ROAD
GOODLETTSVILLE, TN. 37072
708-7755

SUBMITTED TO: _____ Date: 10/12/11
Name: JEFF FENTON Job Name: GREENSPEED INFINITY
Address: 1986 SUNNYSIDE DR Address: 1986 SUNNYSIDE DR- 37027
City, State, Zip: BRENTWOOD, TN 37027 Phone No.: 837-1301

We hereby submit specifications and estimates for:

**INSTALL CARRIER 4 TON INFINITY 25VNA048A003 / FE4ANB006T00 18.3 SEER / 12.5 HSPF
GREENSPEED HEAT PUMP SYSTEM WITH 3 ZONES.
MAIN FLOOR AREA, CRAWLSPACE, AND BONUS ROOM AND GARAGE, WITH GARAGE HAVING
INDEPENDENT DAMPER CONTROLLED BY ON / OFF SWITCH. PROPOSAL ALSO INCLUDES
NEW DUCT SYSTEM, ALL PIPING AND CONTROL WIRING AND INFINITY CONTROLS.
ELECTRICIAN TO PROVIDE CIRCUIT FOR 15 KW FAN/COIL & RECEPTACAL & LIGHT.
ALSO INCLUDES CARRIER GAPABXCC2420 AIR PURIFIER & UVLCC2LP1020 DUAL UV LIGHT.
ONE YEAR WARRANTY ON LABOR
TEN YEAR WARRANTY ON PARTS AND COMPRESSORS**

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of:

TWENTY SIX THOUSAND ONE HUNDRED EIGHTY & 00/100 dollars (**\$26,180.00**)

with payment to be made as follows: **ON COMPLETION**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

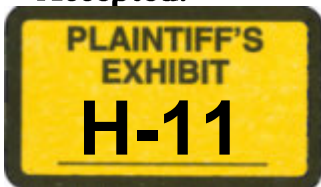
Authorized Signature: **LARRY CLAUD**

NOTE: This proposal may be withdrawn by us if not accepted within 30 Days

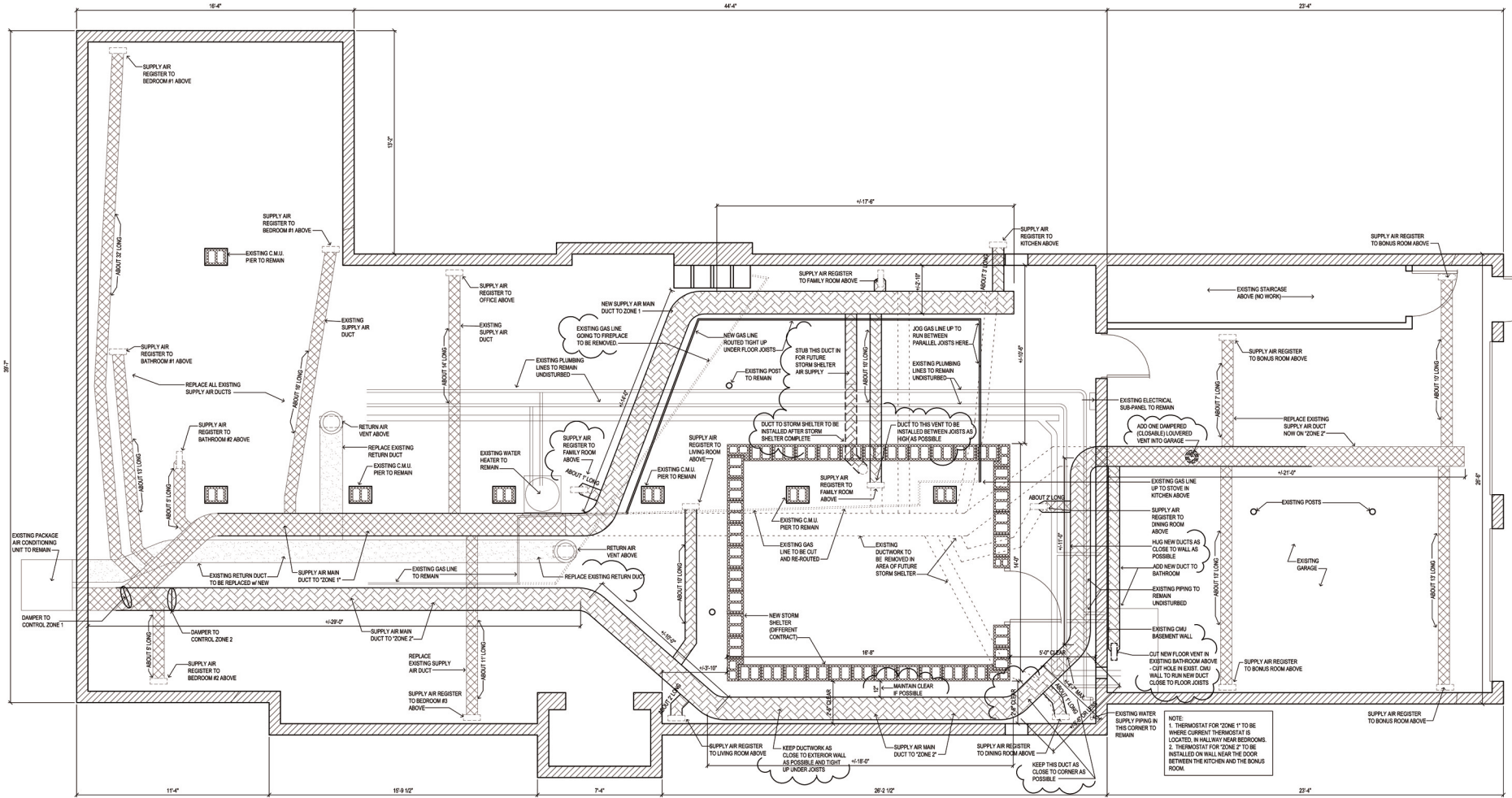
Acceptance of Proposal

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted:



Signature: _____
Signature: _____



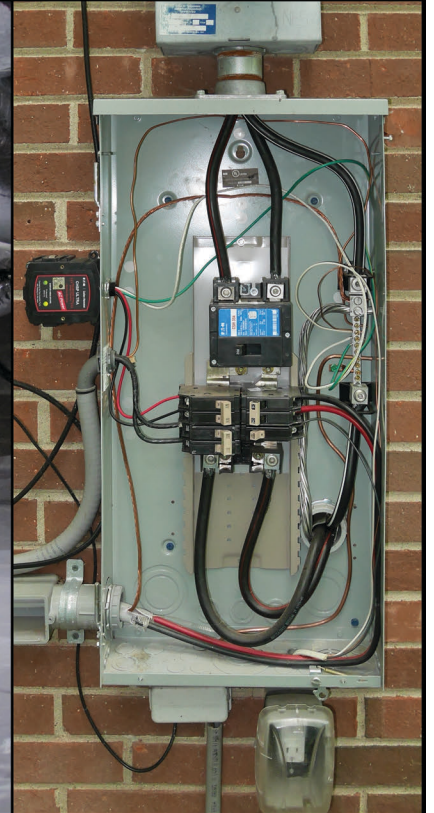
FENTON BASEMENT DUCT RE-WORK PLAN
 1986 SUNNYSIDE DRIVE, BRENTWOOD, TENNESSEE 37027

DATE - SEPTEMBER 26, 2011

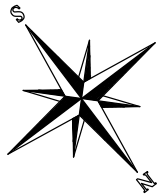
1 BASEMENT DUCT RE-WORK PLAN
 SCALE: 3/8" = 1'-0"

SHEET
 M-2





**PLAINTIFF'S
EXHIBIT
H-13**



SPECIAL NOTE:
SOIL IS LOOSE AND UNSTABLE, PLEASE SET ALL POSTS AT LEAST 2 FEET DEEP AND THOROUGHLY SECURE IN CONCRETE.

CHAIN LINK FENCE:
- 9 GAUGE OD, +/-2" DIAMOND WIRE MESH FABRIC
- COATING: BLACK VINYL
- HEIGHT: 60" (5 FEET)
- INCLUDE BOTTOM TENSION WIRE
- WIRE SELVAGE: KNUCKLE-TWIST (TWIST ON TOP, KNUCKLE ON BOTTOM)

ALUMINUM FENCE:
- RADIANCE ALUMINUM FENCE STYLE RAST-110 (STAGGERED SPEAR TOP DESIGN)
- ELITE FENCE PRODUCTS, STYLE EFS-15
(ALL ALUMINUM FENCE MATERIALS TO BE FROM THE SAME MANUFACTURER - VERIFY FINAL DECISION WITH OWNER.)
- HEIGHT: 60" (5 FEET)
- PICKETS: 5/8" SQUARE
- FINISH: BLACK POWDER COATED
- LINE POSTS: 2"x2" x 0.080" WALL
- TERMINAL POSTS: 2"x2" x 0.125" WALL (EXCEPT AT DOUBLE GATES)
- ALL GATES TO HAVE WELDED U-FRAME DESIGN
- GATE SWING DIRECTIONS TO BE AS SHOWN ON DRAWING
- GATE LOCKS PROVIDED BY OWNER, INSTALLED BY GATE CONTRACTOR.

PAIR OF SWING GATES WITH FLAT-TOP STAGGERED SPEAR DESIGN. INSTALL D&D TECH. LOKKLATCH DELUXE WITH EXTERNAL ACCESS BUTTON KIT (A), AND D&D 24" LOKKBOLT CANE BOLT ON INACTIVE LEAF (B); PROVIDE IN-GROUND PIPE FOR CANE BOLT SLEEVE. USE 2-1/2" OR 4" POSTS AT THESE GATE LEAVES PER MFR'S RECOMMENDATIONS.

3'-6" GATE WITH FLAT-TOP STAGGERED SPEAR DESIGN. INSTALL D&D TECHNOLOGIES LOKKLATCH DELUXE WITH EXTERNAL ACCESS BUTTON KIT.

3'-6" GATE WITH ARCH-TOP STAGGERED SPEAR DESIGN. INSTALL LOCKEY ADD-A-BOLT GATE KIT GB210 WITH KEYLESS DEADBOLT (OR SIMILAR DEADBOLT SELECTED BY OWNER) AND PROVIDE SEPARATE LEVER LATCHSET 'NWGL01' BRASS-HANDLE GATE LATCH OR EQUIVALENT DOUBLE-SIDED NON-LOCKING LATCHSET, AND PROVIDE SELF-CLOSING HINGES ON THIS GATE ONLY.

60" HIGH CHAIN LINK FENCE, BLACK VINYL COATED.

DISCUSS WITH OWNER WHETHER TO TURN CORNER WITH A SECTION OF ALUMINUM FENCE BEFORE STARTING THE CHAIN LINK FENCE, TO INCREASE ALUMINUM FENCE STRUCTURAL STABILITY.

EXISTING RETAINING WALL TO REMAIN

EXISTING DRIVEWAY TO REMAIN

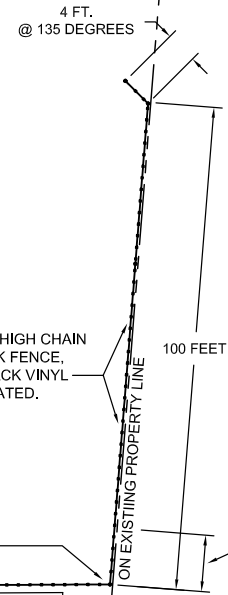
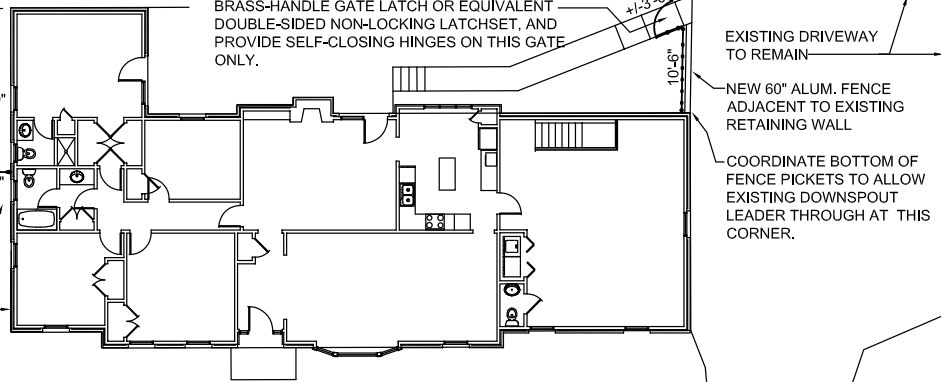
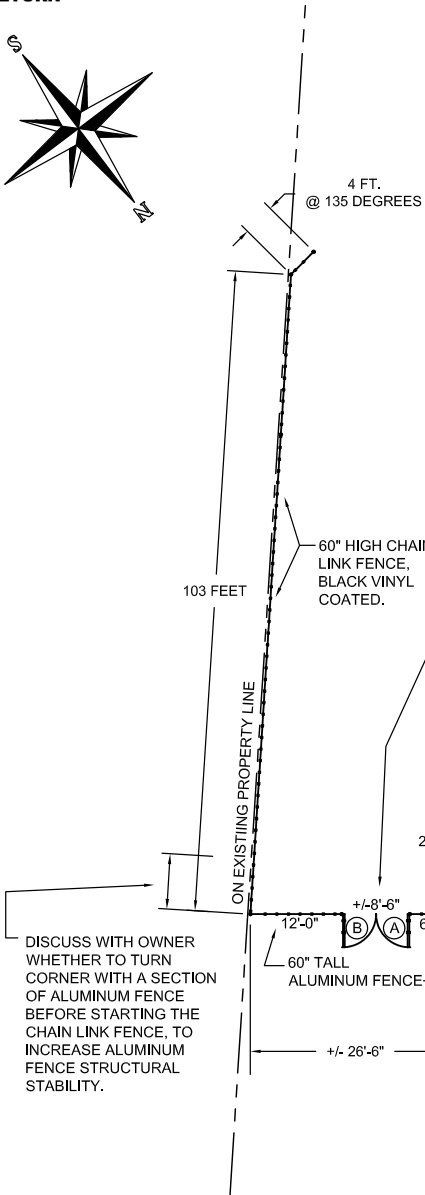
NEW 60" ALUM. FENCE ADJACENT TO EXISTING RETAINING WALL

COORDINATE BOTTOM OF FENCE PICKETS TO ALLOW EXISTING DOWNSPOUT LEADER THROUGH AT THIS CORNER.

PROVIDED BY OWNER, INSTALLED BY GATE CONTRACTOR:

- (2) D&D TECHNOLOGIES LOKKLATCH DELUXE GATE LATCHES WITH EXTERNAL ACCESS BUTTON KITS
- (1) D&D TECHNOLOGIES LOKKBOLT 24" DROP BOLT
- (1) LOCKEY ADD-A-BOLT GATE KIT GB210 WITH KEYLESS DEADBOLT (OR SIMILAR).

ALL OTHER MATERIALS AND HARDWARE TO BE PROVIDED AND INSTALLED BY GATE CONTRACTOR.



NEW FENCE PLAN FOR 1986 SUNNYSIDE DRIVE
OWNERS: JEFF AND FAWN FENTON DATE: MARCH 15, 2015



4 bd | 3 ba | 2,640 sqft

1986 Sunnyside Dr, Brentwood, TN 37027

Sold: \$540,000 Sold on 02/18/20 Zestimate®: \$814,200

Home value



Zestimate

\$814,200



Zestimate range

\$749,000 - \$887,000



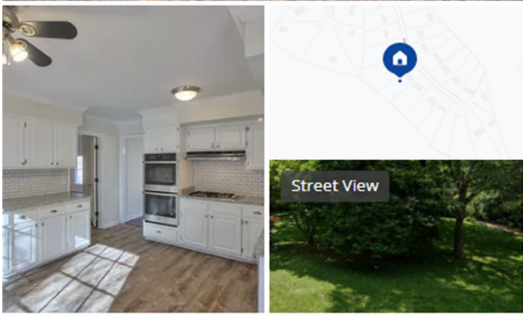
Last 30-day change

+ \$13,226 (+1.7%)



Zestimate per sqft

\$308



Inside the Zestimate

The Zestimate is Zillow's best estimate of a home's value. It is based on a blend of valuation methods, each of which may produce a different estimate depending on the available data.

ESTIMATE BASED ON

Comparable homes

\$891,193

Local tax assessments

\$767,843



Local Home Values ▾ 1 year 5 years 10 years

— This home —





**PLAINTIFF'S
EXHIBIT
I-1**

RENTAL ZESTIMATE : \$3,221/mo

Report Generated on January 3rd, 2022

Close ^

Estimated net proceeds

\$325,558

Est. selling price of your home

\$ 814,200

Est. remaining mortgage ?

\$ 416,931

Est. prep & repair costs ?

\$6,000 v

Est. closing costs ?

\$65,712 v

Est. total selling costs (9%)

\$71,712

All calculations are estimates and provided for informational purposes only. Actual amounts may vary.

Comparable homes

These are recently sold homes with similar features to this home, such as bedrooms, bathrooms, location, and square footage.

OUR NEIGHBOR'S HOUSE



This home

\$814,200

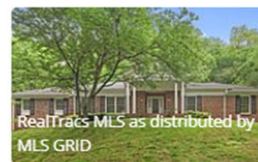
Sold

4 beds

3 baths

2640 sqft

\$308 / sqft



1 1969 Sunny Side Dr

\$820,000

Sold 8 months ago

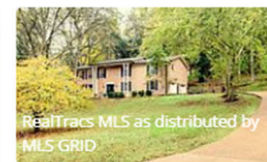
3 beds

3 baths

2598 sqft

\$316 / sqft

MLS ID #2250642, Vivian Armstrong, 615-815-9132, 615-815-9132



2 2011 Sunny Side Dr

\$720,000

Sold 12 months ago

4 beds

3 baths

3429 sqft

\$210 / sqft

MLS ID #2202892, Rachel Barry Stinson, 615-397-4307, 615-200-8679



3 2011 Sunny Side Dr

\$720,000

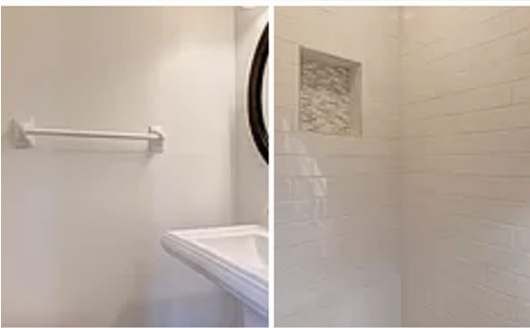
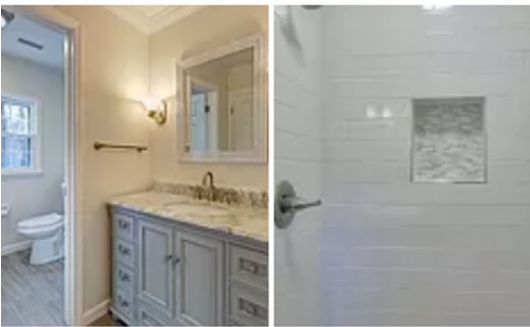
Sold 12 months ago

4 beds

3 baths

3429 sqft

\$210 / sqft



PLAINTIFF'S EXHIBIT I-2



Report Generated on January 3rd, 2022

Comparative value

Here's how this home's value estimate compares to similar homes nearby.



Overview

ALL BRICK RANCH*CUL-DE-SAC LOCATION*HUGE BEDROOMS & BONUS ROOM*9FT CEILINGS & CROWN MOLDING IN LIVING RM, DINING RM, & FOYER*HEATED FLR IN GUEST BATH*PRIVATE WOODED LOT*CONVENIENT TO NASHVILLE, BRENTWOOD & FRANKLIN

Facts and features

Edit

- Singlefamily
- Built in 1977
- Forced air, electric
- Central
- 5 Parking spaces
- 1.05 Acres

Interior details

Bedrooms and bathrooms

Bedrooms: 4
Bathrooms: 3
Full bathrooms: 2
1/2 bathrooms: 1

Basement

Basement: Unfinished

Flooring

Flooring: Hardwood

Heating

Heating features: Forced air, Electric

Cooling

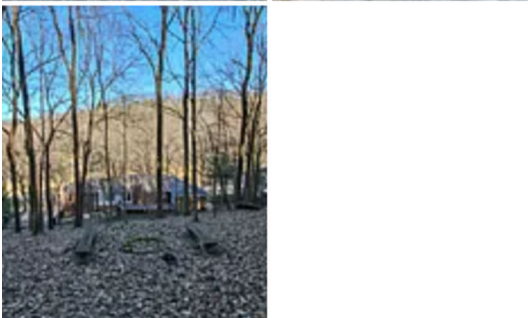
Cooling features: Central

Appliances

Appliances included: Dishwasher, Garbage disposal, Microwave, Range / Oven

Other interior features

Total interior livable area: 2,640 sqft
Fireplace: Yes



Property details

Parking

Total spaces: 5
Parking features: Garage - Attached, Off-street, Covered

Property

Exterior features: Shingle, Brick, Cement / Concrete
View description: Park, Mountain

Construction details

Type and style

Home type: SingleFamily

Material information

Foundation: Crawl/Raised
Roof: Asphalt

Utility

Water information: City Water

Community and Neighborhood Details

Location

Region: Brentwood

Other financial information

Annual tax amount: \$2,147

Other facts

Basement Description: Crawl
Floor Types: Finished Wood
Oven Source: Electric
Sewer System: Septic Tank
Bedroom 1 Description: Master BR Downstairs
Construction Type: All Brick
Cooling System: Central
Garage Capacity: 2
Heating Source: Electric
Heating System: Central
Water Source: City Water
Garage Description: Attached - SIDE
Interior Other: Ceiling Fan, Storage, Wood Burning FP
Living Room Description: Fireplace
Oven Description: Double Oven
Range Description: Cooktop
Patio/Deck: Deck
Built Information: Renovated
Basement Type: Other
Kitchen Description: Eat-In
Master Bath Description: Ceramic
Dining Room Description: Separate

Report Generated on January 3rd, 2022

Lot

Lot size: 1.05 Acres

Other property information

Parcel number: 094013JA03500

Condition

Year built: 1977

Range Source: Gas
Fence Type: Partial
Area: 10-Williamson County
County: Williamson County, TN
Cooling Source: Gas
Contingency Type: Inspection
Property Class: Residential
Sq. Ft. Measurement Source: Prior Appraisal
Acreage Source: Calculated from Plat
Full Baths Main: 2
New Construction: 0
Number Of Fireplaces: 1
Number Of Stories: 2.00
Half Baths Main: 1
Kitchen Dimensions: 13x11
Rec Room Dimensions: 25x20
Tax Amount: 2080
Sq. Ft. Main Floor: 2640
Mls Status: Under Contract - Showing Standard Contract
Listing Ty

Report Generated on January 3rd, 2022.

As of the date of this report, the Owner appears to be using the Property as a **Rental**.

Though it seems strange to pay \$540k to purchase a home for a **RENTAL**. Based upon my 17-Years as a **Licensed Tennessee Real Estate Agent**, I believe that the Owner is doing this, to "HOLD" the property. Essentially for free, while paying down the debt. **As the VALUE of this property exponentially INCREASES over the next 10-15 years.**





Due to the LOCATION, the massive growth of the Greater Nashville Area, along with the unique characteristics of this property, I had estimated that it would be worth a MILLION DOLLARS and that we would have it completely paid-off within that time period. (Our Retirement "Nest Egg".)

So far the property has been outperforming even my investment expectations. Between 2/18/2020 & 1/3/2022, it appreciated another \$300k in VALUE. WORTH over \$800k, while we only owed \$300k.

Which is the RETURN on our Pre-Marital Retirement Funds, INVESTED in Williamson County Real Estate!

STOLEN: "Under Color of Law" by Judge Michael W. Binkley, Attorney Virginia Lee Story, Attorney Mary Beth Ausbrooks, with the help of a HALF-DOZEN of their POWERFUL FRIENDS and ASSOCIATES!

OUR COURT ORDERED AUCTION
After WE INVESTED \$200k MORE
PLUS 9-Years of Hard Work!

We INSTANTLY LOST about \$250k
the DAY that our home AUCTIONED!

Price history

Date	Event	Price	
2/18/2020	Sold	\$540,000 (-10%)	\$205/sqft
Source: Public Record Report			
1/13/2020	Price change	\$599,990 (-3.2%)	\$227/sqft
Source: Benchmark Realty, LLC Report			
12/27/2019	Price change	\$619,900 (-3.1%)	\$235/sqft
Source: Benchmark Realty, LLC Report			
12/5/2019	Listed for sale	\$639,900 (+97.3%)	\$242/sqft
Source: Benchmark Realty, LLC Report			
10/30/2019	Sold	\$324,359 (-7.3%)	\$123/sqft
5/12/2011	Sold	\$350,000	\$133/sqft
Source: Public Record Report			
4/22/2011	Listing removed	\$360,000	\$136/sqft
Source: Zeitlin & Co., Realtors Report			
9/30/2010	Listed for sale	\$360,000 (+42.3%)	\$136/sqft
Source: Zeitlin & Co., Realtors Report			
7/13/2005	Sold	\$253,000 (+11%)	\$96/sqft
Source: Public Record Report			
8/10/1998	Sold	\$228,000	\$86/sqft
Source: Public Record Report			

Auction Investor Resold 4-Months Later
On the Market for a \$200,000 Profit!

Our Initial Purchase. Home Needed Massive
Core Improvements for Health & Safety!

Public tax history

Year	Property Taxes	Tax Assessment
2020	\$2,147	\$96,725
2019	\$2,147 (+3.2%)	\$96,725
2018	\$2,080	\$96,725
2017	\$2,080	\$96,725
2016	--	\$96,725 (+23.7%)
2015	--	\$78,175
2014	--	\$78,175
2013	--	\$78,175
2012	--	\$78,175
2011	--	\$78,175 (+23.3%)

PLAINTIFF'S
EXHIBIT

I-4

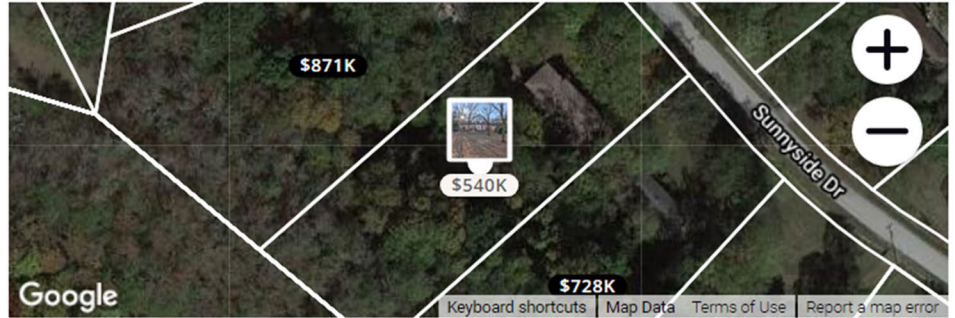
Report Generated on January 3rd, 2022



2007	\$1,462	\$63,278
2006	\$1,462 (+9.8%)	\$63,278 (+35%)
2005	\$1,331	\$46,873

Neighborhood: 37027

SURROUNDED BY HUNDREDS OF ACRES OF PROTECTED WOODLANDS!



Nearby homes

\$540,000
 4 bd • 3 ba • 2.6k sqft
 1986 Sunny Side Dr, Brentwood, TN 370...
 ● Sold

\$728,100
 -- bd • 2 ba • 80 sqft
 1980 Sunny Side Dr, Brentwood, TN 370...
 ● Off Market

MLS ID #2103371

Nearby schools in Brentwood

Elementary: Grassland Elementary
 Middle: Grassland Middle School
 High: Franklin High School

GreatSchools rating

- 7/10** **Grassland Elementary**
Grades: K-5 Distance: 0.8 mi
- 9/10** **Grassland Middle School**
Grades: 6-8 Distance: 0.9 mi
- 9/10** **Franklin High School**
Grades: 8-12 Distance: 5 mi



Report Generated on January 3rd, 2022



IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE
AT FRANKLIN

2019 OCT 10 AM 9:56

FILED FOR ENTRY 10-10-19

FAWN [REDACTED] FENTON,)
Plaintiff/Wife,)
)
vs.)
)
JEFFREY RYAN FENTON,)
Defendant/Husband.)

No. 48419B

COPY

ORDER

This matter came on to be heard on the 10th day of October, 2019 before the Honorable Michael W. Binkley, Judge holding Court for the Chancery Court of Williamson County, Tennessee, upon Wife's Motion to Sell Remaining Contents of Marital Residence. It appearing to the Court based upon statements of counsel and the record as a whole that the following shall be the Order of this Court.

It is therefore **ORDERED, ADJUDGED and DECREED** that Husband came to the home during the week of October 7, 2019 with a U-Haul truck and removed the items that he **COULD** ~~wanted~~. ~~The remaining items were Wife's and/or items to donate.~~ All property has now been removed so that the closing may take place on October 15, 2019. The auction brought sufficient funds to pay the costs of the sale and both first and second mortgages however there will not be anything proceeds remaining to disburse between the parties.

It is further **ORDERED, ADJUDGED and DECREED** that Wife is hereby granted authority to sign the deed conveying the property located at 1986 Sunnyside Drive, Brentwood, TN 37027, and another other necessary documents, to effectuate the payoff of the mortgages and for closing without Husband's signature.

All other matters are reserved pending further Orders of this Court.

ENTERED on this 10 day of OCT, 2019.



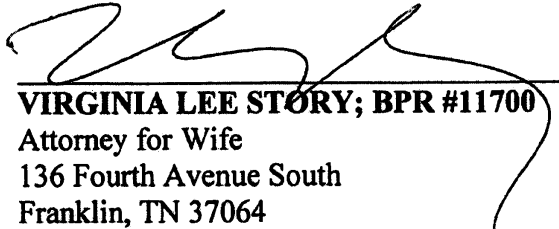
ALL actions taken against me (in EVERY "Hearing"), were primarily "FRAUD UPON THE COURT(s) by OFFICERS OF THE COURT(s)". Through a complex "Conspiracy Against my Rights and my Property, Under Color of Law, Office, and Official Right", spanning BOTH State and Federal Courts in tandem. Strategically planned in advance and executed illegally in horrible-faith, to intentionally CIRCUMVENT my Federal Rights under the Federal Rules of Bankruptcy Procedure (ex-wife fraudulently filed in secret - with the help of multiple corrupt Attorneys & Judge(s)). The Court & Counsel committed roughly a dozen Title 18 Crimes Against me, about 50-100 Violations of Tennessee's Rules of Judicial & Professional Conduct, plus approximately a dozen Tennessee State Crimes (primarily felonies), viscusly destroying me beyond benefit to ANY party! Repeatedly denying me ANY "ADA Accommodations", as they targeted, attacked, and overwhelmed my known disabilities!

NOT ONE legal, lawful, honest, honorable, equal, equitable, fair, impartial, good-faith, or humane action took place between EITHER the Williamson County Chancery Court in Docket #48419B, OR the United States Bankruptcy Court for the Middle District of Tennessee in Case 3:19-bk-02693. **NOT ONE!**




MICHAEL W. BINKLEY, JUDGE

APPROVED FOR ENTRY:


VIRGINIA LEE STORY; BPR #11700
Attorney for Wife
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778
virginia@tnlaw.org

Unknown to me, and undisclosed by any party, my abusive, vexatious, unethical, opposing counsel, Attorney Virginia Lee Story (I believe the "mastermind" of this entire scam), is a close "FAMILY FRIEND" and vacationing/partying buddy of Presiding Judge Michael W. Binkley. Repeatedly exposed by the Tennessean Newspaper and admitted, while claiming their friendship does not jeopardize impartiality.

This **NEGLIGENTLY DENIES** the LAWS of HUMANITY, where the **KNOWN** and **TRUSTED PARTY** will always have an advantage over the **UNKNOWN PARTY!**

SEE: <https://www.facebook.com/judgebinkley> to discover the tip of the iceberg!

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing was forwarded via U.S. first-class mail and email to:

Mr. Jeffrey Fenton
17195 Silver Parkway, #150
Fenton, MI 48430

on this the 10 day of October, 2019.



VIRGINIA LEE STORY

CLERK'S CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing was forwarded via U.S. first-class mail and email to:

Mr. Jeffrey Fenton
17195 Silver Parkway, #150
Fenton, MI 48430

on this the 10 day of October, 2019.




CLERK

There went **\$250,000** of **OUR EQUITY**, our life's savings, our premarital retirement funds, and the proceeds of a **DECADE** of **MY HARD** and painstaking **LABOR!** As of the **DAY** the **ILLEGALLY FORCED AUCTION** took place! While the property has appreciated roughly **\$100k per YEAR** since! It was worth **\$800k in 2022**, while we only owed **\$300k** on the mortgages! Yet the Court and Counsel left us without a **PENNY** toward our relocation, survival, or retirement! **ABSOLUTELY NOTHING!**

PARTIES LIKELY INVOLVED IN CRIMES & MISCONDUCT IN THIS CASE: 2-Judges, 7-Attorneys, 2-Paralegals, and 2-Brokers (to START).

ENDING with the Involvement, Discrimination, Collusion, Conspiracy, and/or the Refusal to Assist by a Total of **5-Judges, 11-Attorneys, 2-Paralegals, and 2-Brokers.** While you can add a **USTP Trial Attorney** to that also now, who threatened that my ex-wife will be in danger, if I expose all these **POWERFUL CRIMINALS**, who are committing crimes against humanity!



LEASE AGREEMENT

FOR 1986 SUNNY SIDE DRIVE, BRENTWOOD, TENNESSEE 37027

- 1. PARTIES This Lease Agreement is entered into this 26th day of MARCH, 2019 between LANDLORD Jeffrey R. Fenton, owner of 1986 Sunny Side Drive, Brentwood, TN 37027 and TENANT [REDACTED] MERRIMAN, in conformance with the Uniform Residential Landlord and Tenant Act of the State of Tennessee.
2. LEASED PROPERTY LANDLORD leases to TENANT a BEDROOM, inside LANDLORD'S residence, at 1986 Sunny Side Drive, Brentwood, TN 37027, for use as a private dwelling place for one person, and for no other purpose. This lease includes shared usage of the common living spaces within the home, including the Front Room, the Family Room, the Dining Room, the Kitchen, the Bonus Room, the Hall Bathroom, the Rear Deck, and the Back Yard. This lease includes a single outdoor parking space, for one vehicle. (Primary parking spaces need to be available for the Tenants when they are home. Any tenant with guest vehicles, need to be mindful and considerate about this.)
3. EXCLUSIONS Areas of the property, reserved SOLELY for LANDLORD, which are NOT shared with TENANT, hence being excluded from the LEASED PROPERTY:
- Master Bedroom and Bathroom
- Office
- Attic
- Crawl Space
- Most of the Garage (minimal storage is allowed Tenants on one side)
Tenant is forbidden from entering these areas, without invitation or express permission from LANDLORD, on a case by case basis.
4. OCCUPANTS As a governing principal, no visitor or guest can spend so much time on the property, that it feels as though they are living here. Likewise, no TENANT can create (or permit) an environment which causes others living in the home to become uncomfortable, feeling as though their space is being crowded, or where the peacefulness of our home is disrupted. The LANDLORD and both TENANTS must always feel at ease with any guests on the property, or the TENANT responsible for allowing those guests here should be informed and it is their responsibility to peacefully remove those people from the property. The goal is always, for those paying to live here, to feel "at home", at peace, and undisturbed, so that each of us may equally benefit from the "peaceful enjoyment" of the home which we share together.
5. LEASE TERM The initial Term of this Lease shall commence at 7:00 am on 3/26/2019 for the term of 12 months and 6 days, and shall end at 7:00 am on 4/1/2020.
6. RENT During the Lease Term, TENANT shall pay to LANDLORD, without any notice or demand, Rent in the amount of SEVEN HUNDRED + FIFTY Dollars (\$ 750.00) per month on or before the first (1st) of each month, by check, money order, electronic transfer, or other traceable means (no cash please). In the event that the first day of the Lease Term is other than the first (1st) of the month, the first month's Rent shall be determined on a pro rata basis.
7. SECURITY DEPOSIT The TENANT shall pay a Security Deposit of \$ 250.00, on or before the first day of the Lease Term, to be held by the LANDLORD for as long as the TENANT occupies the Leased Property.

The following conditions must ALL be met by Tenant, for the Tenant to be eligible to receive their entire Security Deposit back after surrendering possession of the Leased Property:

- A. The full term of the Lease Agreement must be satisfied.
B. Written notice of the TENANT'S intent to terminate this Lease Agreement must be provided to the LANDLORD at least thirty (30) days prior to vacating the Leased Property.
C. No damage has been done to the Leased Property beyond expected normal wear and tear.
D. The TENANT'S bedroom is left clean, without disturbing or littering any other areas of the Leased Property.
E. No holes, burns, or stains are found on the carpeting or flooring.
F. No unpaid Rents or damage charges are outstanding.

The Landlord shall make a final walk-through of the Tenant's bedroom, with the Tenant present to witness, pointing out and itemizing in writing any damage found, and deemed by Landlord to be beyond normal wear and tear. Should such damage be found, Landlord will have a period of one week to calculate the costs of the repair, or to get estimates as the case may be, and to release the remainder of the Security Deposit back to the Tenant, while explaining the cost of the damages. If no damage is found by the Landlord during this final walk-through, Landlord shall provide Tenant with a check for the full amount of the Security Deposit, right then and there, without delay.

- 8. WILDLIFE Wildlife shall be protected and cared for on this property, except for insects. Anyone intentionally harassing, scaring, or harming wildlife on or around this property, will be in express violation of this Lease Agreement, and may at the LANDLORD'S discretion have their Lease Agreement terminated, while forfeiting their Security Deposit to LANDLORD.

The LANDLORD is responsible for paying the electric, water, trash removal, and Internet service provided to the property, as long as the TENANT does not reduce the temperature settings on the HVAC below 70 degrees or cause any significant increases in the costs of said utilities provided.





This property uses an old SEPTIC SYSTEM, rather than city sewer. As a result, this system must be properly cared for, to continue working. In general, NOTHING should get flushed down the toilets except for that which your body naturally excretes and toilet paper. "Courtesy flushes" are encouraged, to prevent clogging.

Specifically prevented items, from being flushed down the toilet, include:

Paper towels, condoms, sanitary napkins, pads, and tampons. Any wrappers or other refuse. Of particular concern, which has caused problems in the past, are the SANITARY WIPES, whether medicated or otherwise, even if they claim to be biodegradable or "septic safe", please NEVER flush these products down the toilet. Please also educate your guest about this concern, since this house has been without a working septic system for a week before and using a porta-potty while not being able to shower for a week, is no fun! On the same note, if the field lines of the septic system get clogged, I've been told that they can't realistically be "fixed" without being replaced, and that work would cost upwards of \$15,000! I can't even imagine how LONG such a project would take, so please show a little respect and care for our septic system. Whenever it is treated right, then it works right, but when not, it gets really ugly, really quickly. (Any of the forbidden items, should be wrapped in toilet paper and deposited in the trash. Another solution which has worked in the past, is placing the items inside of pet waste disposal bags, and then putting them in the trash.)

- 10. PERSONAL PRIVACY & PEACEFUL ENJOYMENT
TENANTS shall be entitled to their own Personal Privacy & Peaceful Enjoyment of the Leased Property. Neither the TENANTS, the Landlord, nor the Landlord's agents or assigns, shall use the Leased Property or behave in such a way as to create a nuisance, annoy, disturb, inconvenience, or interfere with the Peaceful Enjoyment of others at the property, or any nearby resident. TENANTS shall obey all Federal, State, and Local laws. If law enforcement is called to the Leased Property due to the unlawful conduct or activities of any TENANT or their guests, that TENANT shall be considered in Default of this Lease Agreement. Should there be any concern of a domestic disturbance, abuse, violence, drugs, property damage, or similar condition placing the household at risk, then TENANT will need to find other lodging within 24 hours (if they can remain calm and non-threatening throughout that period). In such a case, TENANT would forfeit any pre-paid rents, in addition to their security deposit, for being in default. If the TENANT is unable to calm down or continues to present a credible risk to the property and/or its inhabitants, then the TENANT will need to leave the property immediately, as the lock codes shall be changed, to prevent further access. If deemed necessary, for the purpose of protecting the property and its occupants, the Sheriff's Department will be asked to escort the Tenant, who is in default, from the Leased Property. Under such extreme circumstances, TENANT shall not be allowed to return to the property, to retrieve their personal possessions, without the Sheriff's Department being present, to supervise and ensure TENANT'S peaceful and safe transition out of this property. Again, no funds shall be refunded or returned to the TENANT, after such a traumatic and disruptive incidence.
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The TENANT shall not have the right to pledge or assign his leasehold interest or to sublet the Leased Property or any part thereof.
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All of the TENANT'S personal property on the Leased Property shall be at risk of the TENANT only, and the LANDLORD shall not be liable for any damage thereto or theft thereof. The LANDLORD shall not provide any insurance to cover the TENANT'S personal property – the burden of such insurance lies entirely with the TENANT. LANDLORD STRONGLY RECOMMENDS THAT TENANT SECURE ADEQUATE RENTERS INSURANCE TO PROTECT THE TENANT'S PERSONAL PROPERTY.
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TENANT expressly releases the LANDLORD from any and all liability for any damages or injury to the TENANT, their guests, or any other person, or to any property, occurring on or near the Leased Property, unless such damage is the direct result of obviously reckless negligence or an unlawful act of the LANDLORD or their agents.
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The Tenant agrees to notify the Landlord and an appropriate representative or agency should the Landlord be unavailable at the time, of the following items immediately upon discovery: fire; gas leaks; electrical shorts; wind or storm damage; burglary, vandalism or other criminal activity on or near the Leased Property; water leaks; plumbing stoppages, heating or air conditioning malfunctions; and major appliance malfunctions. For any damages or malfunctions that occur as a result of the conduct or negligence of the Tenant or the Tenant's guests, the Tenant shall be responsible for all costs of repairs and agrees to pay these damages to the Landlord immediately upon request. The Landlord shall be given reasonable time to arrange for repairs, considering the nature of the problem and availability of repair services and parts for that item.
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The bedrooms for both the Landlord and the Tenants, are to remain their private personal spaces, without intrusion for any reason. The ONLY exceptions being if there is an immediate legitimate threat to either property or life, or if the Tenant is suspected to have experienced a medical emergency or to have possibly deceased.
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When moving out, the Tenant agrees to surrender the Leased Property to the Landlord in the same condition as when the Tenant first moved-in, normal wear excepted. "Normal wear" means that which occurs day-to-day without negligence, carelessness, accident, or abuse. Tenant agrees that normal and reasonable wear does NOT include that caused by pets and that the Landlord's judgment shall be the sole factor determining any damage.





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Service of all notices to the Tenant shall be mailed or delivered to the Tenant at the Leased Property.

Service of all notices to the Landlord, and payment of all Rents, shall be mailed to:

**Jeff Fenton
P.O. Box 159200
Nashville, TN 37215**

Correspondence mailed by the Tenant but not received by the Landlord shall not be considered.

Additional contact information for the Landlord:

Mobile Phone: (615) 837-1301 (Voice & Text Accepted)

Email: [REDACTED]

Especially in the case of maintenance issues or other possible emergencies, **the Tenant must try every available means to contact the Landlord and leave messages if the Landlord is unavailable.** Phone calls, emails, and other non-written communication between both parties shall be honest and considered in good faith but shall not be contractually binding.

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If the Leased Property is damaged or destroyed by fire, water, lightning, or other disasters that are in no way attributable to acts of the Tenant or the Tenant's occupants or guests to an extent that use of the Leased Property is severely impaired, the Tenant may immediately vacate the Leased Property and shall notify the Landlord, in writing and within fourteen (14) days, of the intent to terminate this Lease Agreement. Upon acceptance of this termination due to Casualty, the Landlord shall return all Security Deposits to the Tenant, and prepaid Rent for that month shall be pro-rated to the date of the Casualty and the remainder returned. Landlord shall not have the common areas of the home remodeled, or any construction performed which may interfere with the Tenant's Personal Privacy & Peaceful Enjoyment of the Leased Property, without first obtaining the written consent of both Tenants to perform such work.

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If the Landlord sells this property, or places it up for sale, whether voluntarily or by court order, or in any way the ownership of this property or rights to sell this property are conveyed to another party, whether by foreclosure or other legal process, during the term of Tenancy per this Agreement, the assuming, owning, or controlling party, and their agents/assigns must continue to comply in-full with the terms of this Lease Agreement, until such a time as the term of this Lease has been fulfilled, and the Tenant has been given proper legal notice of any changes desired by the new owners, or to vacate the Leased Property, with plenty of time to find a comparable rental, in both cost and location, as well as to make that move smoothly, without any abrupt disturbances, to their life.

Landlord herein promises and assures Tenant, that under absolutely NO circumstances, will the Tenant be requested or required to move-out, without receiving at the very least, 90-Days of written notice in advance, of such a request or demand. This is the absolute legal minimum required by both Tennessee law and Federal laws, which the Tenant can take security in, despite any other instability in the marital status between the property owners.

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Written notice of nonpayment of Rent by Landlord is hereby waived. In the event that Rent is not paid within SEVEN DAYS of the due date, Landlord may terminate this Lease Agreement immediately and proceed with a detainer action for possession of the Leased Property.

Abandonment by Tenant is considered a default under the terms of this Lease Agreement.

21. LEGAL FEES & COLLECTIONS

Tenant agrees to pay all reasonable attorneys' fees together with any court costs and expenses which Landlord incurs in any action for breach of this Lease Agreement or failure to pay Rent or other monies due, provided the judgment is in the Landlord's favor. Alternately, Landlord agrees to pay all reasonable attorneys' fees together with any court costs and expenses which Tenant incurs in any action for breach of this Lease Agreement by Landlord, for failure to honor or complete the full-term of this Lease, or for opening/entering the Tenant's bedroom for any reason without Tenant's prior permission in writing, on a case-by-case basis. Both Landlord and Tenant reserve the right, to turn any delinquent debts owed to themselves, by the other party, over to a Collection Agency or other such organization which may adversely affect the debtor's credit rating and ability to qualify for credit in the future.

22. NO WAIVER

Any failure of Landlord to insist upon the strict and prompt performance of any covenants or conditions of this Lease Agreement shall not operate as a waiver of any such Lease Agreement provision or of Landlord's right to insist on a prompt compliance in the future of such covenant or condition, and shall not prevent a subsequent action by Landlord for any future violation. No provision, covenant or condition of this Lease Agreement may be waived by Landlord unless such waiver is in writing and signed by Landlord.

23. SAVINGS CLAUSE

If any provision of this Lease Agreement is determined in a court of law to be in conflict with any Federal, State or Local Statute or Ordinance, the nullity of that specific provision shall not affect the other provisions of this Lease Agreement which can be given effect in the absence of the nullified provision, and to this end the provisions of this Lease Agreement are severable.

24. LEAD BASED

Housing built before 1978 may contain lead-based paint. This property was built in 1977 so it could contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. The Landlord has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the building. In compliance with Federal guidelines, Landlord has provided to Tenant a printed copy of the EPA pamphlet "Protect Your Family From Lead In Your Home", which Tenant herein acknowledges receipt of. Additional copies are available online at <http://www.hud.gov>.





25. PERSONAL INTEREST DISCLOSURE

Tenant has been advised that Landlord is the OWNER of this property, and is also a LICENSED real estate professional in the State of Tennessee (license is currently in "retirement" status), acting on his own behalf and in his own best interests, to manage and rent this property. Landlord is NOT assuming any agency relationship with the Tenant.

THIS IS A LEGALLY BINDING CONTRACT. (Please seek legal counsel before signing, if you don't fully understand.)

TENANT HEREBY ACKNOWLEDGES THAT HE HAS READ AND UNDERSTANDS THIS "LEASE AGREEMENT". NO ORAL AGREEMENTS HAVE BEEN MADE WHICH CONFLICT WITH THE CONTENTS HEREIN. TENANT UNDERSTANDS THAT ALL PROVISIONS OF THIS LEASE AGREEMENT ARE MADE FOR THE PURPOSE OF PROTECTING THE LEASED PROPERTY AND PROVIDING FOR THE SAFETY AND WELL BEING OF ALL OCCUPANTS. BOTH LANDLORD AND TENANT, LEGALLY AGREE AND AFFIRM, BY SIGNING BELOW, THAT THEY WILL, IN ALL RESPECTS, COMPLY WITH THE TERMS AND PROVISIONS OF THIS LEASE AGREEMENT, HEREIN STATED.

Jeffrey R. Fenton

LANDLORD

LANDLORD SIGNATURE

3/26/2019 7:50 PM

BINDING AGREEMENT DATE

TIME

MERRIMAN

TENANT (Print Name)

TENANT SIGNATURE

3/26/2019 7:57 PM CST

BINDING AGREEMENT DATE

TIME





MERRIMAN
VE
FRANKLIN, TN 37064

1338
87-0863/0640
10

3/26/19
DATE

PAY TO THE ORDER OF JEFF FENTON | \$ 250⁰⁰
TWO HUNDRED FIFTY + NO / 100 DOLLARS

Pinnacle™

615-744-3700 www.pnfp.com

FOR DEPOSIT FOR LEASE AT 1986 SUNNYSIDE DRIVE

[Signature] MP

⑆064008 [Redacted]

Harland Clarke



MERRIMAN
VE
FRANKLIN, TN 37064

1341
87-0863/0640
10

3/26/19
DATE

PAY TO THE ORDER OF JEFF FENTON | \$ 300⁰⁰
THREE HUNDRED & NO / 100 DOLLARS

Pinnacle™

615-744-3700 www.pnfp.com

FOR PARTIAL RENT

[Signature] MP

⑆064008 [Redacted]

Harland Clarke



MERRIMAN
VE
FRANKLIN, TN 37064

1343
87-0863/0640
10

4/1/19
DATE

PAY TO THE ORDER OF JEFF FENTON | \$ 450⁰⁰
FOUR HUNDRED FIFTY & NO / 100 DOLLARS

Pinnacle™

615-744-3700 www.pnfp.com

FOR RENT BALANCE

[Signature] MP

⑆064008 [Redacted]

PLAINTIFF'S EXHIBIT K-4



RETURN



Check Details

Account: 360 Savings ...5604
 Available Amount: \$250.00
 Check Amount: \$250.00
 Deposit Date: Tuesday, March 26, 2019



MERRIMAN
 FRANKLIN, TN 37064

1338
 87-08630640
 78

3/26/19 DATE

PAY TO THE ORDER OF JEFF FENTON \$ 250.00
TWO HUNDRED FIFTY + NO 100 DOLLARS

Pinnacle

615-744-3700 www.prip.com
 DEPOSIT FOR LEASE AT
 FOR 1936 SUNNYSIDE DRIVE

[Signature]

⑆064008 [REDACTED]

⑆7912<
 CAPITAL ONE, NA
 0010303534 03272019
 RICHMOND, VA 004 21
 360 RDC Deposit [REDACTED] 604

[Signature]

**PLAINTIFF'S
 EXHIBIT
 K-5**



Check Details

Account: 360 Checking ...5855
 Available Amount: \$300.00
 Check Amount: \$300.00
 Deposit Date: Tuesday, March 26, 2019

MERRIMAN
 FRANKLIN, TN 37064

1341
 0700030600
 10

DATE 3/26/19

PAY TO THE ORDER OF JEFF FENTON \$ 300.00

THREE HUNDRED & NO/100 DOLLARS

Pinnacle
 015-744-3720 www.pnp.com

FOR PARTIAL RENT

⑆064008

⑆7912<
 CAPITAL ONE, NA
 0010304502 03272019
 RICHMOND, VA 004 21
 360 RDC Deposit 855

**PLAINTIFF'S
 EXHIBIT
 K-6**



RETURN



Check Details

Account: 360 Checking ...5855
 Available Amount: \$450.00
 Check Amount: \$450.00
 Deposit Date: Monday, April 1, 2019



MERRIMAN
 FRANKLIN, TN 37064

1343
 870630640
 10

4/1/19 DATE

PAY TO THE ORDER OF JEFF FENTON \$ 450.00
FOUR HUNDRED FIFTY & NO/100 DOLLARS

Pinnacle
 615-744-3700 www.pnfp.com
 FOR APRIL RENT BALANCE
 ⑆064008

[Signature]

> [REDACTED] 7912 <
 CAPITAL ONE, NA
 0056236578 04012019
 RICHMOND, VA 353 21
 360 RDC Deposit [REDACTED] 855

[Handwritten signature]

PLAINTIFF'S
 EXHIBIT
K-7



LEASE AGREEMENT

FOR 1986 SUNNY SIDE DRIVE, BRENTWOOD, TENNESSEE 37027

- 1. PARTIES This Lease Agreement is entered into this 9th, day of APRIL, 2019 between LANDLORD, Jeffrey R. Fenton, owner of 1986 Sunny Side Drive, Brentwood, TN 37027 and TENANT [REDACTED] GARCIA, in conformance with the Uniform Residential Landlord and Tenant Act of the State of Tennessee.
2. LEASED PROPERTY LANDLORD leases to TENANT a BEDROOM, inside LANDLORD'S residence, at 1986 Sunny Side Drive, Brentwood, TN 37027, for use as a private dwelling place for one person, and for no other purpose. This lease includes shared usage of the common living spaces within the home, including the Front Room, the Family Room, the Dining Room, the Kitchen, the Bonus Room, the Hall Bathroom, the Rear Deck, and the Back Yard. This lease includes a single outdoor parking space, for one vehicle. (Primary parking spaces need to be available for the Tenants when they are home. Any tenant with guest vehicles, need to be mindful and considerate about this.)
3. EXCLUSIONS Areas of the property, reserved SOLELY for LANDLORD, which are NOT shared with TENANT, hence being excluded from the LEASED PROPERTY:
- Master Bedroom and Bathroom
- Office
- Attic
- Crawl Space
- Most of the Garage (minimal storage is allowed Tenants on one side)
Tenant is forbidden from entering these areas, without invitation or express permission from LANDLORD, on a case by case basis.
4. OCCUPANTS As a governing principal, no visitor or guest can spend so much time on the property, that it feels as though they are living here. Likewise, no TENANT can create (or permit) an environment which causes others living in the home to become uncomfortable, feeling as though their space is being crowded, or where the peacefulness of our home is disrupted. The LANDLORD and both TENANTS must always feel at ease with any guests on the property, or the TENANT responsible for allowing those guests here should be informed and it is their responsibility to peacefully remove those people from the property. The goal is always, for those paying to live here, to feel "at home", at peace, and undisturbed, so that each of us may equally benefit from the "peaceful enjoyment" of the home which we share together.
5. LEASE TERM The initial Term of this Lease shall commence at 7:00 am on 4/9/2019 for the term of 11 months and 22 days, and shall end at 7:00 am on 4/1/2020.
6. RENT During the Lease Term, TENANT shall pay to LANDLORD, without any notice or demand, Rent in the amount of SIX HUNDRED FIFTY Dollars (\$650.00) per month on or before the first (1st) of each month, by check, money order, electronic transfer, or other traceable means (no cash please). In the event that the first day of the Lease Term is other than the first (1st) of the month, the first month's Rent shall be determined on a pro rata basis.
7. SECURITY DEPOSIT The TENANT shall pay a Security Deposit of \$250.00, on or before the first day of the Lease Term, to be held by the LANDLORD for as long as the TENANT occupies the Leased Property.

The following conditions must ALL be met by Tenant, for the Tenant to be eligible to receive their entire Security Deposit back after surrendering possession of the Leased Property:

- A. The full term of the Lease Agreement must be satisfied.
B. Written notice of the TENANT'S intent to terminate this Lease Agreement must be provided to the LANDLORD at least thirty (30) days prior to vacating the Leased Property.
C. No damage has been done to the Leased Property beyond expected normal wear and tear.
D. The TENANT'S bedroom is left clean, without disturbing or littering any other areas of the Leased Property.
E. No holes, burns, or stains are found on the carpeting or flooring.
F. No unpaid Rents or damage charges are outstanding.

The Landlord shall make a final walk-through of the Tenant's bedroom, with the Tenant present to witness, pointing out and itemizing in writing any damage found, and deemed by Landlord to be beyond normal wear and tear. Should such damage be found, Landlord will have a period of one week to calculate the costs of the repair, or to get estimates as the case may be, and to release the remainder of the Security Deposit back to the Tenant, while explaining the cost of the damages. If no damage is found by the Landlord during this final walk-through, Landlord shall provide Tenant with a check for the full amount of the Security Deposit, right then and there, without delay.

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The LANDLORD is responsible for paying the electric, water, trash removal, and Internet service provided to the property, as long as the TENANT does not reduce the temperature settings on the HVAC below 70 degrees or cause any significant increases in the costs of said utilities provided.



TENANT'S INITIALS [Signature]



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Paper towels, condoms, sanitary napkins, pads, and tampons. Any wrappers or other refuse. Of particular concern, which has caused problems in the past, are the SANITARY WIPES, whether medicated or otherwise, even if they claim to be biodegradable or "septic safe", please NEVER flush these products down the toilet. Please also educate your guest about this concern, since this house has been without a working septic system for a week before and using a porta-potty while not being able to shower for a week, is no fun! On the same note, if the field lines of the septic system get clogged, I've been told that they can't realistically be "fixed" without being replaced, and that work would cost upwards of \$15,000! I can't even imagine how LONG such a project would take, so please show a little respect and care for our septic system. Whenever it is treated right, then it works right, but when not, it gets really ugly, really quickly. (Any of the forbidden items, should be wrapped in toilet paper and deposited in the trash. Another solution which has worked in the past, is placing the items inside of pet waste disposal bags, and then putting them in the trash.)

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Abandonment by Tenant is considered a default under the terms of this Lease Agreement.

21. LEGAL FEES & COLLECTIONS

Tenant agrees to pay all reasonable attorneys' fees together with any court costs and expenses which Landlord incurs in any action for breach of this Lease Agreement or failure to pay Rent or other monies due, provided the judgment is in the Landlord's favor. Alternately, Landlord agrees to pay all reasonable attorneys' fees together with any court costs and expenses which Tenant incurs in any action for breach of this Lease Agreement by Landlord, for failure to honor or complete the full-term of this Lease, or for opening/entering the Tenant's bedroom for any reason without Tenant's prior permission in writing, on a case-by-case basis. Both Landlord and Tenant reserve the right, to turn any delinquent debts owed to themselves, by the other party, over to a Collection Agency or other such organization which may adversely affect the debtor's credit rating and ability to qualify for credit in the future.

22. NO WAIVER

Any failure of Landlord to insist upon the strict and prompt performance of any covenants or conditions of this Lease Agreement shall not operate as a waiver of any such Lease Agreement provision or of Landlord's right to insist on a prompt compliance in the future of such covenant or condition, and shall not prevent a subsequent action by Landlord for any future violation. No provision, covenant or condition of this Lease Agreement may be waived by Landlord unless such waiver is in writing and signed by Landlord.

23. SAVINGS CLAUSE

If any provision of this Lease Agreement is determined in a court of law to be in conflict with any Federal, State or Local Statute or Ordinance, the nullity of that specific provision shall not affect the other provisions of this Lease Agreement which can be given effect in the absence of the nullified provision, and to this end the provisions of this Lease Agreement are severable.

24. LEAD BASED

Housing built before 1978 may contain lead-based paint. This property was built in 1977 so it could contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. The Landlord has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the building. In compliance with Federal guidelines, Landlord has provided to Tenant a printed copy of the EPA pamphlet "Protect Your Family From Lead In Your Home", which Tenant herein acknowledges receipt of. Additional copies are available online at http://www.hud.gov.





- 25. PERSONAL INTEREST DISCLOSURE Tenant has been advised that Landlord is the OWNER of this property, and is also a LICENSED real estate professional in the State of Tennessee (license is currently in "retirement" status), acting on his own behalf and in his own best interests, to manage and rent this property. Landlord is NOT assuming any agency relationship with the Tenant.

THIS IS A LEGALLY BINDING CONTRACT. (Please seek legal counsel before signing, if you don't fully understand.)

TENANT HEREBY ACKNOWLEDGES THAT HE HAS READ AND UNDERSTANDS THIS "LEASE AGREEMENT". NO ORAL AGREEMENTS HAVE BEEN MADE WHICH CONFLICT WITH THE CONTENTS HEREIN. TENANT UNDERSTANDS THAT ALL PROVISIONS OF THIS LEASE AGREEMENT ARE MADE FOR THE PURPOSE OF PROTECTING THE LEASED PROPERTY AND PROVIDING FOR THE SAFETY AND WELL BEING OF ALL OCCUPANTS. BOTH LANDLORD AND TENANT, LEGALLY AGREE AND AFFIRM, BY SIGNING BELOW, THAT THEY WILL, IN ALL RESPECTS, COMPLY WITH THE TERMS AND PROVISIONS OF THIS LEASE AGREEMENT, HEREIN STATED.

Jeffrey R. Fenton
 LANDLORD
 LANDLORD SIGNATURE
 4/9/2019 3:30 PM
 BINDING AGREEMENT DATE TIME

[Redacted] Garcia
 TENANT (Print Name)
 TENANT SIGNATURE
 4/9/2019 3:20 pm
 BINDING AGREEMENT DATE TIME



TENANT'S INITIALS: JC



CASHIER'S CHECK
04/09/2019

██████████ 8062

Jesse M Garcia / Rent

Purchaser / Purchased For

SIX HUNDRED FIFTY DOLLARS AND 00 CENTS

PAY TO THE ORDER OF: Jeff Fenton

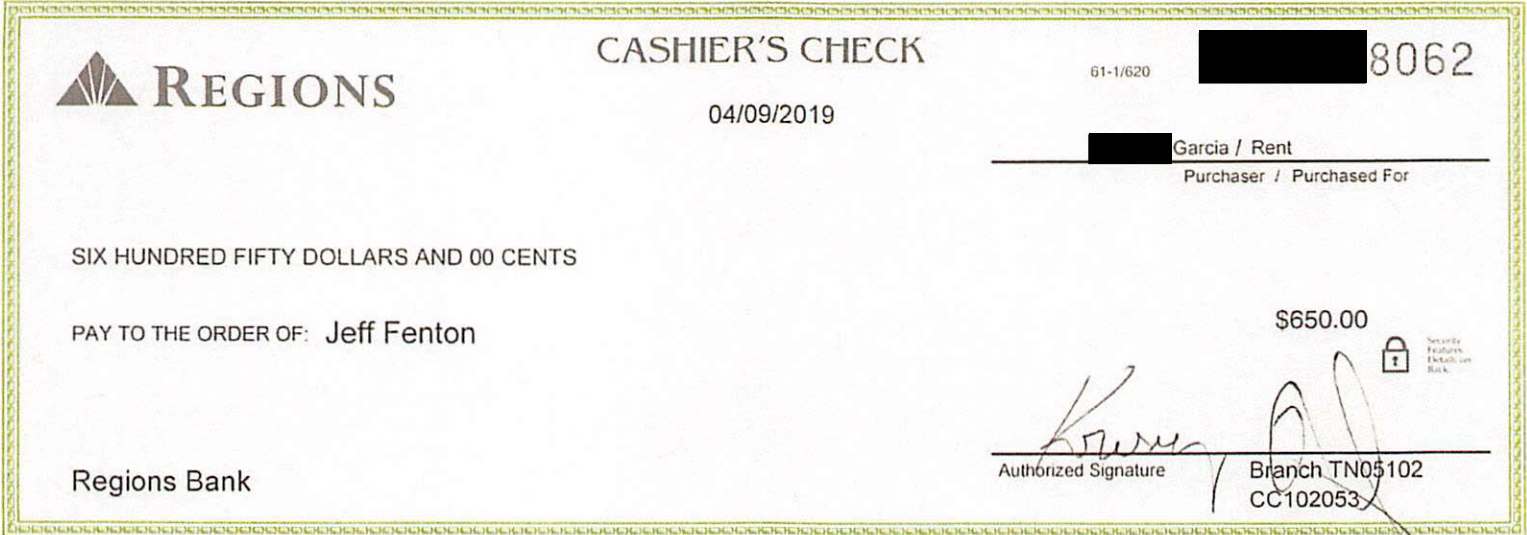
VOID

\$650.00 Fee \$0.00

NOT NEGOTIABLE
CUSTOMER COPY

Branch TN05102
CC102053

Regions Bank



⑈ 55052 ██████████ ⑈

**PLAINTIFF'S
EXHIBIT
K-12**



Check Details

Account: 360 Checking ...5855
 Available Amount: \$650.00
 Check Amount: \$650.00
 Deposit Date: Tuesday, April 9, 2019

REGIONS CASHIER'S CHECK 81-1670 [REDACTED] 8062
 04/09/2019
 Garcia / Rent
 Purchaser / Purchased For
 SIX HUNDRED FIFTY DOLLARS AND 00 CENTS
 PAY TO THE ORDER OF: Jeff Fenton
 \$650.00
 Regions Bank
 Authorized Signature [Signature] Blanch IN0102
 CC102033
 55052 [REDACTED]

[REDACTED] 7912<
 CAPITAL ONE, NA
 0044112350 04102019
 RICHMOND, VA 003 23
 360 RDC Deposit [REDACTED] 5855
 X
 [Signature]



2009 Form 1099-R

Distributions From Pensions, Annuities, Retirement or Profit-Sharing Plans, IRAs, Insurance Contracts, etc.

Vanguard®

P.O. BOX 2600 - VALLEY FORGE, PA 19482-2600



PAGE 1 of 1

1-888-285-4563

FAWN ██████████ **FENTON**
 PO BOX 111777
 NASHVILLE TN 37222-1777

PAYER'S name
 Vanguard Fiduciary Trust Company

PAYER'S federal Identification number
 23-2640992

RECIPIENT'S identification number
 ██████████ - 20██████

This information is being furnished to the Internal Revenue Service.
 Department of the Treasury—Internal Revenue Service

Plan Name		Fund Name		Account number			Box 10:	Box 11:	Box 12:
Box 1: Gross distribution	Box 2a: Taxable amount	Box 2b: Taxable amount not determined	Box 4: Federal income tax withheld	Box 7: Distribution code(s)	IRA/SEP/SIMPLE	State tax withheld	State / Payer's state no.	State distribution	
ROTH IRA									
REIT INDEX FUND INV	2,984.96	X	88016994559 0.00	J					
TARGET RETIREMENT 2035	5,235.30	X	88016994559 0.00	J					
DIVERSIFIED EQUITY INV	3,924.17	X	88016994559 0.00	J					

FAWN'S TOTAL RETIREMENT DISTRIBUTION
(After 2007–2008 Financial Crisis)
DEPOSITED IN ASCEND JOINT
HOUSE INVESTMENT FUND
on 10/23/2009

\$12,144.43



Copy B Report this income on your federal tax return. If this form shows federal income tax withheld in box 4, attach this copy to your return.



550 William Northern Blvd., P.O. Box 1210
Tullahoma, Tennessee 37388
(931)455-5441

ACCOUNT NUMBER	PAGE	
2576580	1	
	01OCT09	31OCT09
SOCIAL SECURITY NUMBER	FROM	TO
	STATEMENT PERIOD	
KN E-STMT		

FAWN FENTON
JEFFREY R FENTON
P.O. BOX 111777
NASHVILLE TN 37222

****REQUIRED CARD ACT NOTIFICATION****
Please note that your loan payment will not be considered late until the 24th of the month. *This applies only to loans under an open end plan. *This does not apply to closed end Real Estate, Indirect Auto and Credit Card loans or loans currently delinquent. *This does not apply to loans with payments that are due after the 24th of month.

NOTICE: See reverse side for important information

SHARE Suffix 0 OUR JOINT REAL ESTATE INVESTMENT HOLDING FUND FOR OUR MARITAL RESIDENCE AT: 1986 SUNNYSIDE DR, BRENTWOOD, TN 37027 Purchase Closed on 4/29/2011	Your balance at the beginning of the period.....\$ 620.58 05OCT WITHDRAWAL E-Branch -600.00 = 20.58 Transfer "STD" 600.00 to share 7 20OCT DEPOSIT 453.02 = 473.60 DBO Deposit Funds Transfer From 064005203 20OCT WITHDRAWAL -453.02 = 20.58 DBO Withdraw Funds For Credit Distribution 23OCT DEPOSIT Fawn's Premarital Retirement Funds 10797.02 = 10817.60 31OCT DIVIDEND through 31OCT2009 (After the 2008 Market Crisis) 3.16 = 10820.76 ANNUAL PERCENTAGE YIELD EARNED: 1.16% FOR A 31 DAY PERIOD Average Daily Balance: 3232.62 Your new balance on 31OCT09.....\$ 10820.76 Dividends Paid To You In 2009 On Suffix 0 \$ 42.41
AUTO Loan 1 Prior Paid Off from Fawn's Vanguard Retirement Remainder Deposited for Marital Residence	Your balance at the beginning of the period.....\$ 1793.13 4.75% ***ANNUAL PERCENTAGE RATE*** .013014% Daily Periodic Rate *****FINANCE** (PAYMENT)**CHARGE**PRINCIPAL 20OCT PAYMENT (453.02) 6.77 446.25 = 1346.88 DBO distribution \$453.02 from account ****580...064005203 23OCT PAYMENT (1347.41) 0.53 1346.88 = 0.00 Your new balance on 31OCT09.....\$ 0.00 FINANCE CHARGES PAID IN 2009 ON LOAN 1 \$ 65.53
SHARE DRAFT Suffix 7	No. 1002576580. Balance at the beginning of the period.....\$ 10.26 Additions and miscellaneous withdrawals: 05OCT DEPOSIT E-Branch 600.00 Transfer "STD" 600.00 from share 0 31OCT DIVIDEND through 31OCT2009 0.23 ANNUAL PERCENTAGE YIELD EARNED: 0.51% FOR A 31 DAY PERIOD Average Daily Balance: 532.84 0 Withdrawals = 0.00 2 Deposits = 600.23 0 Drafts Cleared Your new balance on 31OCT09.....\$ 610.49 Dividends Paid To You In 2009 On Suffix 7 \$ 0.48 To report a lost or stolen Freedom (Visa Check) Card after Credit Union Business Hours, call 1-800-250-9655.
Your Financial Summary	Your total Draft balances.....\$ 610.49 Your total Share balances.....\$ 10,820.76 Your total Loan balances.....\$ 0.00
YTD Tax Summary	YEAR Total (May Total

We lived under the SPIRITUAL PRINCIPAL of the "TWO becoming ONE at MARRIAGE". Throughout the ENTIRE DURATION of OUR MARRIAGE. Until after my ex-wife unnecessarily, prematurely, and irresponsibly ABANDONED our Marital Residence. (It was 2,500 SqFt, and NOT a hostile environment.)

ALL of our ASSETS and DEBTS were ALWAYS Held as ONE "Tenancy by Entirety". Regardless of whose NAME either were technically in. Those choices were strategically for the BENEFIT of BOTH of US! (Whether for preferential interest rates, risk mitigation, etc... which was EQUALLY for BOTH OUR BENEFIT!) It was a matter of "OUR LEFT POCKET" vs "OUR RIGHT POCKET". NEVER "HERS" or "MINE"!

**PLAINTIFF'S
EXHIBIT
L-1**

2010 Form 1099-R

Distributions From Pensions, Annuities, Retirement or Profit-Sharing Plans, IRAs, Insurance Contracts, etc.

1-800-662-2739

PAGE 2 OF 3

Vanguard

P.O. BOX 2600 · VALLEY FORGE, PA 19482-2600



JEFFREY RYAN FENTON
PO BOX 111777
NASHVILLE TN 37222-1777

PAYER'S name
Vanguard Fiduciary Trust Company

PAYER'S federal identification number
23-2640992

RECIPIENT'S identification number
XXX-XX-5069

This information is being furnished to the Internal Revenue Service.
Department of the Treasury - Internal Revenue Service

Plan Name		Fund Name		Account number			Box 10:	Box 11:	Box 12:
Box 1:	Box 2a:	Box 2b:	Box 4:	Box 7:	IRA/	State tax	State/Payer's	State	
Gross distribution	Taxable amount	Taxable amount not determined	Federal income tax withheld	Distribution code(s)	SEP/SIMPLE	withheld	state no.	distribution	
ROTH IRA									
STRATEGIC EQUITY FUND			09984339759						
8,023.32		X	0.00	J					
REIT INDEX FUND INV			09984339759						
9,758.76		X	0.00	J					

JEFF'S TOTAL RETIREMENT DISTRIBUTION
(After 2007-2008 Financial Crisis)
DEPOSITED IN ASCEND JOINT
HOUSE INVESTMENT FUND
on 4/25/2010

\$17,782.08

Form 1099-R
OMB No. 1545-0119

PLAINTIFF'S EXHIBIT
L-2

Copy B Report this income on your federal tax return. If this form shows federal income tax withheld in box 4, attach this copy to your return.
2-3

01035809





Confirmation



i Confirmation number **W206391261**
Thank you. You can print this page for your records.

Vanguard received your transaction on **04/24/2010**, at 4:02 a.m., Eastern time.

Redemption requests received before 4 p.m., Eastern time, are processed the same business day, and your money should be delivered to your bank in two business days. Requests received after 4 p.m., Eastern time, are processed the next business day, and your money should be delivered to your bank in three business days.

Your Vanguard account will reflect the redemption the day after it is processed.

You'll receive confirmation of this transaction electronically, with an e-mail notification sent at the end of the day on which your request is processed.

Notice of your confirmation will be sent to the Web-registered address below. You can [change your e-mail address](#) at any time.

E-mail address	Business@FentonMail.com
----------------	-------------------------

Fund information	
Account	Jeffrey Ryan Fenton—Roth IRA
Fund name	Strategic Equity Fund (VSEQX)
Fund & account	0114-09984339759

Method and amount	
Sale amount	100%
Redemption method	Electronic Bank Transfer

Restrictions	
Restricted until	06/25/2010

Information on Vanguard's frequent-trading policy is available in each fund's prospectus. You can review our [redemption policies](#). 06/25/2010.

Bank instructions	
Routing number	264181626
Name of bank	ASCEND FCU
Account number	*****6580
Bank account type	Savings (JOINT HOUSE INVESTMENT FUND)





Bank account registration	Jeffrey R Fenton
	Fawn Fenton

Withholding information

Federal withholding	Do not withhold
---------------------	-----------------

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Confirmation



i Confirmation number **W206391736**
Thank you. You can print this page for your records.

Vanguard received your transaction on **04/24/2010**, at 3:58 a.m., Eastern time.

Redemption requests received before 4 p.m., Eastern time, are processed the same business day, and your money should be delivered to your bank in two business days. Requests received after 4 p.m., Eastern time, are processed the next business day, and your money should be delivered to your bank in three business days.

Your Vanguard account will reflect the redemption the day after it is processed.

You'll receive confirmation of this transaction electronically, with an e-mail notification sent at the end of the day on which your request is processed.

Notice of your confirmation will be sent to the Web-registered address below. You can [change your e-mail address](#) at any time.

E-mail address	Business@FentonMail.com
----------------	-------------------------

Fund information	
Account	Jeffrey Ryan Fenton—Roth IRA
Fund name	REIT Index Fund Inv (VGSIX)
Fund & account	0123-09984339759

Method and amount	
Sale amount	100%
Redemption method	Electronic Bank Transfer

Fee information	
Redemption fee	\$0.00

Restrictions	
Restricted until	06/25/2010

Information on Vanguard's frequent-trading policy is available in each fund's prospectus. You can review our [redemption policies](#). 06/25/2010.

Routing number	264181626
----------------	-----------





Name of bank	ASCEND FCU
Bank account number	*****6580
Bank account type	Savings (JOINT HOUSE INVESTMENT FUND)
Bank account registration	Jeffrey R Fenton
	Fawn Fenton

Withholding information

Federal withholding	Do not withhold
---------------------	-----------------

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550 William Northern Blvd., P.O. Box 1210
 Tullahoma, Tennessee 37388
 (931)455-5441

ACCOUNT NUMBER		PAGE
2576580		1
01APR10		30APR10
SOCIAL SECURITY NUMBER	FROM	TO
STATEMENT PERIOD		
KN E-STMT		



FAWN FENTON
 JEFFREY R FENTON
 P.O. BOX 111777
 NASHVILLE TN 37222

MORTGAGE SPECIAL!

Now through May 31 or until allocated funds are depleted, Ascend is offering a great mortgage special. Visit ascendfcu.org or call 1-800-342-3086 for details.

NOTICE: See reverse side for important information

SHARE Suffix 0 OUR JOINT REAL ESTATE INVESTMENT HOLDING FUND FOR OUR MARITAL RESIDENCE AT: 1986 SUNNYSIDE DR, BRENTWOOD, TN 37027 Purchase Closed on 4/29/2011	Your balance at the beginning of the period.....\$ 12049.92 28APR DEPOSIT-ACH-A-INVEST MY Premarital Retirement Funds 9758.76 = 21808.68 VGI-REIT IX IN (INVESTMENT) (After the 2008 Market Crisis) 28APR DEPOSIT-ACH-INVESTMENT 8023.32 = 29832.00 VGI-STR EQUITY (INVESTMENT) 30APR DIVIDEND through 30APR2010 11.93 = 29843.93 ANNUAL PERCENTAGE YIELD EARNED: 1.05% FOR A 30 DAY PERIOD Average Daily Balance: 13828.13 Your new balance on 30APR10.....\$ 29843.93 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%;">Total for this period</th> <th style="width: 20%;">Total year-to-date</th> </tr> </thead> <tbody> <tr> <td>TOTAL OVERDRAFT ITEM FEES</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>TOTAL RETURNED ITEM FEES</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table> Dividends Paid To You In 2010 On Suffix 0 \$ 46.01 <hr/> No. 1002576580. Balance at the beginning of the period.....\$ 611.75 Additions and miscellaneous withdrawals: 30APR DIVIDEND through 30APR2010 0.20 ANNUAL PERCENTAGE YIELD EARNED: 0.40% FOR A 30 DAY PERIOD Average Daily Balance: 611.75 0 Withdrawals = 0.00 1 Deposits = 0.20 0 Drafts Cleared Your new balance on 30APR10.....\$ 611.95 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%;">Total for this period</th> <th style="width: 20%;">Total year-to-date</th> </tr> </thead> <tbody> <tr> <td>TOTAL OVERDRAFT ITEM FEES</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>TOTAL RETURNED ITEM FEES</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table> Dividends Paid To You In 2010 On Suffix 7 \$ 0.95 To report a lost or stolen Freedom (Visa Check) Card after Credit Union Business Hours, call 1-800-250-9655. <hr/> Your Financial Summary Your total Draft balances.....\$ 611.95 Your total Share balances.....\$ 29,843.93 YTD Tax Summary YEAR-TO-DATE INFORMATION FOR TAX PURPOSES: Total non-IRA dividends earned (May be reported to IRS as interest for this calendar year)..\$ 46.96		Total for this period	Total year-to-date	TOTAL OVERDRAFT ITEM FEES	0.00	0.00	TOTAL RETURNED ITEM FEES	0.00	0.00		Total for this period	Total year-to-date	TOTAL OVERDRAFT ITEM FEES	0.00	0.00	TOTAL RETURNED ITEM FEES	0.00	0.00
	Total for this period	Total year-to-date																	
TOTAL OVERDRAFT ITEM FEES	0.00	0.00																	
TOTAL RETURNED ITEM FEES	0.00	0.00																	
	Total for this period	Total year-to-date																	
TOTAL OVERDRAFT ITEM FEES	0.00	0.00																	
TOTAL RETURNED ITEM FEES	0.00	0.00																	

We lived under the SPIRITUAL PRINCIPAL of the "TWO becoming ONE at MARRIAGE". Throughout the ENTIRE DURATION of OUR MARRIAGE. Until after my ex-wife unnecessarily, prematurely, and irresponsibly ABANDONDED our Marital Residence. (It was 2,500 SqFt, and NOT a hostile environment.)

ALL of our ASSETS and DEBTS were ALWAYS Held as ONE "Tenancy by Entirety". Regardless of whose NAME either were technically in. Those choices were strategically for the BENEFIT of BOTH of US! (Whether for preferential interest rates, risk mitigation, etc... which was EQUALLY for BOTH OUR BENEFIT!) It was a matter of "OUR LEFT POCKET" vs "OUR RIGHT POCKET". NEVER "HERS" or "MINE"!

PLAINTIFF'S EXHIBIT L-7



*BBAB*PO50
BancorpSouth
 Member FDIC

Account Number 00161000417291
 Credit Limit \$30,000.00
 Available Credit \$70.62
 Maturity Date 03/17/2016

Account Statement
 Statement Closing Date 02/01/2011
 Previous Balance \$20,745.24
 Payments \$65.86
 Itemized Advances \$9,250.00
 Net Adjustments \$0.00
 Fees/Late Charges \$0.00
 FINANCE CHARGE \$77.27
 New Balance \$30,006.65
 Minimum Payment Due \$77.27
 Payment Due Date 02/26/2011



JEFFREY R FENTON
 PO BOX 111777
 NASHVILLE TN 37222-1777

EQUITY CREDIT LINE

Transactions

Trans	Post	Description	CHK#	Amount	Ending Principal Balance
01/21/11	01/21/11	EQUITY CR LINE	1061	\$9,250.00	\$29,929.38
01/26/11	01/26/11	PAYMENT - THANK YOU		\$65.86-	\$29,929.38

HUSBAND'S PREMARITAL RETIREMENT INVESTED IN SUNNYSIDE: \$17,782.08
HUSBAND'S EQUITY FROM PREMARITAL DUPLEX INVESTED IN SUNNYSIDE: \$9,250

HUSBAND'S TOTAL PREMARITAL ASSETS INVESTED IN PURCHASE OF MARITAL RESIDENCE AT 1986 SUNNYSIDE DRIVE, BRENTWOOD, TN 37027
\$27,032.08

Finance Charges

Cash	Daily Periodic Rate	Periodic Finance Charges	Nominal Annual Percentage Rate
	0.01027397%	\$77.27	3.75%
Annual Percentage Rate		Total Periodic Finance Charges	\$77.27

IF YOU HAVE QUESTIONS, PLEASE DIAL 1-888-797-7711
 FROM 7:00AM - 8:00PM (CT) MONDAY THROUGH FRIDAY AND ON SATURDAY, FROM 7:00AM - 5:00PM (CT).

PAYMENT WILL BE MADE BY AUTODEBIT FROM ACH ACCOUNT 102196610

BANCORPSOUTH
 P O BOX 4360
 TUPELO, MS 38803-4360

Account Number 00161000417291
 New Balance \$30,006.65
 Minimum Payment Due \$77.27
 Payment Due Date 02/26/2011

Amount enclosed \$

To ensure proper credit, please return this portion with your payment. Please write your account number on your check made payable to BancorpSouth. All payments must be made in U.S. Funds.

BANCORPSOUTH
 P O BOX 2520
 TUPELO MS 38803-2520



8000001: 00161000417291



ASCEND FEDERAL CREDIT
 UNIONP.O. BOX 1210
 TULLAHOMA, TN 37388

ACCOUNT NUMBER		PAGE
2576580		1
	01JAN11	31JAN11
SOCIAL SECURITY NO.	FROM	TO
	STATEMENT PERIOD	
RN E-STMT		

FAWN FENTON
 JEFFREY R FENTON
 P.O. BOX 111777
 NASHVILLE TN 37222

Get Financial Focus!
 Paying high interest on revolving debt? Get a great rate during Ascend's Easy Equity promotion. Call 800-342-3086 or visit ascendfcu.org for details.

SHARE
 Suffix 0

Your balance at the beginning of the period.....\$ 32076.91
 20JAN DEPOSIT 9250.00 = 41326.91
 22JAN* DEPOSIT 750.00 = 42076.91
 31JAN DIVIDEND through 31JAN2011 19.82 =DAY 42096.73
 ANNUAL PERCENTAGE YIELD 0.65% FOR A 31 PERIOD
 EARNED:Average Daily Balance: 35899.49

Your new balance on 31JAN11.....\$ 42096.73

	Total for this period	Total year-to-date
TOTAL OVERDRAFT ITEM	0.00	0.00
TOTAL FEES RETURNED ITEM FEES	0.00	0.00

Dividends Paid To You In 2011 On Suffix 0 \$ 19.82

SHARE
 DRAFT
 Suffix 7

No. 1002576580. Balance at the beginning of the period.....\$ 609.82
 Additions and miscellaneous withdrawals:
 31JAN DIVIDEND through 31JAN2011 0.08
 ANNUAL PERCENTAGE YIELD 0.15% FOR A 31 DAY PERIOD
 EARNED:Average Daily Balance: 609.82

0 Withdrawals = 0.00 1 Deposits = 0.08 0 Drafts Cleared
 Your new balance on 31JAN11.....\$ 609.90

	Total for this period	Total year-to-date
TOTAL OVERDRAFT ITEM FEES	0.00	0.00
TOTAL RETURNED ITEM FEES	0.00	0.00

Dividends Paid To You In 2011 On Suffix 7 \$ 0.08

To report a lost or stolen Freedom (Visa Check) Card after Credit Union Business Hours, call 1-800-250-9655.

Your Financial Summary

Your total Draft.....\$ 609.90
 Your total Share.....\$ 42,096.73
 balances

YTD Tax Summary

YEAR-TO-DATE INFORMATION FOR TAX PURPOSES:
 Total non-IRA dividends earned (May be reported to IRS as interest for this calendar year)..\$ 19.90

Previous Year Summary

PRIOR YEAR SUMMARY FOR TAX PURPOSES:
 Total non-IRA dividends earned (May be reported to IRS interest for 2010).....\$ 219.95
 1099 ID dividends will be reported for 2010.....\$ 0.00

PLAINTIFF'S EXHIBIT L-9



520 Airpark Drive, P.O. Box 1210
Tullahoma, Tennessee 37388
(931)455-5441

ACCOUNT NUMBER		PAGE
2576580		1
01MAR11		31MAR11
SOCIAL SECURITY NUMBER	FROM	TO
	STATEMENT PERIOD	
KN E-STMT		

The Best Financing for Your Home!

From April 15 to June 10 or until allocated funds are depleted, Ascend is offering a great mortgage special. Visit ascendfcu.org or call 800-342-3086 for details.

FAWN FENTON
JEFFREY R FENTON
P.O. BOX 111777
NASHVILLE TN 37222

NOTICE: See reverse side for important information

SHARE Suffix 0 OUR JOINT REAL ESTATE INVESTMENT HOLDING FUND FOR OUR MARITAL RESIDENCE AT: 1986 SUNNYSIDE DR, BRENTWOOD, TN 37027 Purchase Closed on 4/29/2011	Your balance at the beginning of the period.....\$	42117.72
	12MAR* DEPOSIT	2885.00 = 45002.72
	31MAR DIVIDEND through 31MAR2011	22.41 = 45025.13
	ANNUAL PERCENTAGE YIELD EARNED: 0.60% FOR A 31 DAY PERIOD	
	Average Daily Balance: 43979.01	
	Your new balance on 31MAR11.....\$	45025.13

	Total for Total	
	this period year-to-date	

TOTAL OVERDRAFT ITEM FEES	0.00 0.00	
TOTAL RETURNED ITEM FEES	0.00 0.00	

Dividends Paid To You In 2011 On Suffix 0	\$ 63.22	
=====		
SHARE DRAFT Suffix 7	No. 1002576580. Balance at the beginning of the period.....\$	609.97
	Additions and miscellaneous withdrawals:	
	31MAR DIVIDEND through 31MAR2011	0.05
	ANNUAL PERCENTAGE YIELD EARNED: 0.10% FOR A 31 DAY PERIOD	
	Average Daily Balance: 609.97	
	0 Withdrawals = 0.00 1 Deposits = 0.05 0 Drafts Cleared	
	Your new balance on 31MAR11.....\$	610.02

	Total for Total	
	this period year-to-date	

TOTAL OVERDRAFT ITEM FEES	0.00 0.00	
TOTAL RETURNED ITEM FEES	0.00 0.00	

Dividends Paid To You In 2011 On Suffix 7	\$ 0.20	
To report a lost or stolen Freedom (Visa Check) Card after Credit Union Business Hours, call 1-800-250-9655.		
=====		
Your Financial Summary	Your total Draft balances.....\$	610.02
	Your total Share balances.....\$	45,025.13
YTD Tax Summary	YEAR-TO-DATE INFORMATION FOR TAX PURPOSES:	
	Total non-IRA dividends earned (May be reported to IRS as interest for this calendar year).. \$	63.42

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**PLAINTIFF'S
EXHIBIT
L-10**



Transaction Result Page

Apr. 05, 2011 14:09
POST DATE: Apr. 05, 2011 The transfer of **5,000.00** from 0 : *HOUSE SAVINGS*
To 7 : *TENANT DEPOSITS*
was successful.

Please refer to the following reference information if you have any questions about this transaction.

e-branch Apr. 05, 2011 14:09 Ref: 365729

The following information reflects changes to the accounts or loans involved in this transaction

0 : HOUSE SAVINGS		7 : TENANT DEPOSITS	
Previous Available Balance	45,020.13	Previous Available Balance	610.02
Previous Balance	45,025.13	Previous Balance	610.02
New Available Balance	40,020.13	New Available Balance	5,610.02
New Balance	40,025.13	New Balance	5,610.02






FAWN FENTON CELL 308-4350
JEFFREY R FENTON
 P.O. BOX 111777
 NASHVILLE, TN 37222

2016
 87-8162/2641


APRIL 3, 2011 DATE

PAY TO THE ORDER OF ZEITLIN & CO REALTORS \$ 5000⁰⁰

FIVE THOUSAND ONLY DOLLARS


AEDC FEDERAL CREDIT UNION
 Nashville, Tennessee 37214

FOR 1986 SUNNYSIDE EARNEST MONEY



⑆ 264181626⑆ 10025765800⑆ 2016





DATE	TELLER	TRANSACTION / TYPE	ACCOUNT-SFX	PREV BAL	CHK AMT	END BAL
28APR11	723-176	Cashier's Check Sal	2576580-0		34500.00	

Payee: TOUCHSTONE TITLE AND ESCROW LLC						
	S (0)	SD (7)				
	5525.13	610.02				
	Loan (1)	Loan (85)	Loan (90)			
	0.00	0.00	0.00			

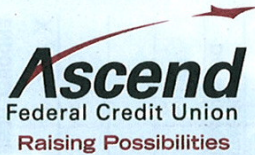
CHECK NO : 219813

TOUCHSTONE TITLE AND ESCROW LLC***



DETACH THIS PORTION BEFORE DEPOSITING

WARNING: THIS CHECK IS PROTECTED BY SECURITY FEATURES. DETAILS ON BACK.



520 Airpark Drive P.O. Box 1210
Tullahoma, Tennessee 37388
(931) 455-5441

28APR11 87-8162
2641

CHECK NO : 219813

AMOUNT

\$ **34500.00

VOID AFTER 90 DAYS

PAY THE SUM OF THIRTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

PAY TO THE ORDER OF TOUCHSTONE TITLE AND ESCROW LLC***

Remitter: FAWN FENTON

Caren C. Gehrig
AUTHORIZED SIGNATURE
Alished L. Conner
2nd SIGNATURE REQUIRED FOR CHECKS OVER \$5,000

CASHIER'S CHECK

⑈00219813⑈ ⑆264181626⑆ 646226183⑈

The Brand Promise

Our brand promise is to educate and help you become an effective financial steward. We deliver this promise by asking you questions and offering our full, undivided attention to understand your current life situation and future plans before offering solutions.

Our tagline is "Raising Possibilities." All that we do to define and differentiate ourselves from other financial institutions derives from this. We want to help you recognize and raise all the possibilities as we assist you with personal financial solutions.





520 Airpark Drive, P.O. Box 1210
Tullahoma, Tennessee 37388
(931)455-5441

ACCOUNT NUMBER		PAGE
2576580		1
01APR11		30APR11
SOCIAL SECURITY NUMBER	FROM	TO
KN E-STMT		STATEMENT PERIOD

The Best Financing for Your Home!
From April 15 to June 10 or until allocated funds are depleted, Ascend is offering a great mortgage special. Visit ascendfcu.org or call 800-342-3086 for details.

FAWN FENTON
JEFFREY R FENTON
P.O. BOX 111777
NASHVILLE TN 37222

NOTICE: See reverse side for important information

SHARE Suffix 0	Your balance at the beginning of the period.....\$	45025.13
	05APR WITHDRAWAL E-Branch	-5000.00 = 40025.13
	Transfer "STD" 5,000.00 to share 7	
OUR JOINT REAL ESTATE INVESTMENT HOLDING FUND FOR OUR MARITAL	28APR WITHDRAWAL	-34500.00 = 5525.13
RESIDENCE AT: 1986 SUNNYSIDE DR, BRENTWOOD, TN 37027	30APR DIVIDEND through 30APR2011	18.37 = 5543.50
Purchase Closed on 4/29/2011	ANNUAL PERCENTAGE YIELD EARNED:	0.60% FOR A 30 DAY PERIOD
After Purchase	Average Daily Balance:	37241.80
	Your new balance on 30APR11.....\$	5543.50

		Total for this period Total year-to-date
	TOTAL OVERDRAFT ITEM FEES	0.00 0.00
	TOTAL RETURNED ITEM FEES	0.00 0.00
	Dividends Paid To You In 2011 On Suffix 0	\$ 81.59
=====		
SHARE DRAFT Suffix 7	No. 1002576580. Balance at the beginning of the period.....\$	610.02
	Additions and miscellaneous withdrawals:	
	05APR DEPOSIT E-Branch	5000.00
	Transfer "STD" 5,000.00 from share 0	
	30APR DIVIDEND through 30APR2011	0.08
	ANNUAL PERCENTAGE YIELD EARNED:	0.10% FOR A 30 DAY PERIOD
	Average Daily Balance:	943.35
Drafts	ITEM-----AMOUNT----DATE-----ITEM-----AMOUNT----DATE	
	2016 5000.00 07APR	
	(* next to number indicates skipped numbers)	
	1 Withdrawals = 5000.00 2 Deposits = 5000.08 1 Drafts Cleared	
	Your new balance on 30APR11.....\$	610.10

		Total for this period Total year-to-date
	TOTAL OVERDRAFT ITEM FEES	0.00 0.00
	TOTAL RETURNED ITEM FEES	0.00 0.00
	Dividends Paid To You In 2011 On Suffix 7	\$ 0.28
	To report a lost or stolen Freedom (Visa Check) Card after Credit Union Business Hours, call 1-800-250-9655.	
=====		
Your Financial Summary	Your total Draft balances.....\$	610.10
	Your total Share balances.....\$	5,543.50

**PLAINTIFF'S
EXHIBIT
L-14**

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FIRST TENNESSEE

JEFFREY R FENTON

FAWN ■ FENTON

PRIORITY CHOICES CHECKING

Account Number: 0000000000102196610

For the Period: 04/08/2011 - 05/06/2011

Beginning Balance	\$3,005.73
Deposits	+ \$20,079.18
Withdrawals	- \$6,178.71
Ending Balance	= \$16,906.20

5 Deposits Totaling \$20,079.18

Date	Amount	Description
4/18/11	\$2,099.59	DEPOSIT
5/2/11	\$2,099.59	DEPOSIT
5/2/11	\$10,105.00	DEPOSIT -Benchmark Realty Commission Fenton Jeff
5/5/11	\$775.00	DEPOSIT
5/5/11	\$5,000.00	DEPOSIT

81 Account Transactions Totaling \$6,178.71

Checks

Date	Amount	Description
4/12/11	\$320.00	000001904
4/14/11	\$85.00	000001893
4/18/11	\$100.00	000001895
4/19/11	\$149.14	000001905
4/19/11	\$131.50	000001894
4/21/11	\$159.01	000001906
5/2/11	\$480.00	000001907
5/3/11	\$85.00	000001908

Other Withdrawals

Date	Amount	Description	Card #
4/8/11	\$14.25	WITHDRAWAL -BK OF AMER VI/MC ONLINE PMT CKF113652653POS	
4/11/11	\$7.86	PURCHASE - SONIC DRIVE IN FRANKLIN TN DATE 04/07REF 244273310977200396	9465
4/11/11	\$26.43	WITHDRAWAL -ATT Payment 468900001EPAYR	9465
4/11/11	\$44.95	PURCHASE - WWW.1AND1.COM 877-4612631 PA DATE 04/06REF 244129010977000003	
4/11/11	\$83.01	POS DB KROGER 9040 04/08 5713 EDMONDSON P NASHVILLE TN	4556

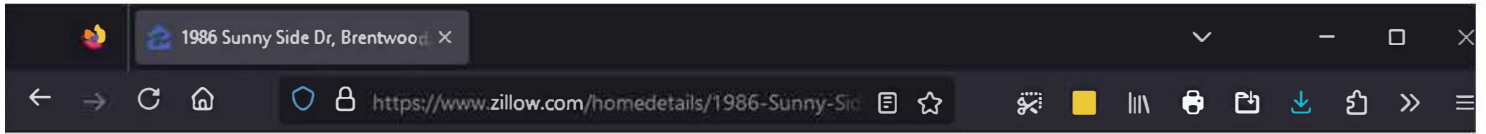
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RETIREMENT/PROPERTY INVESTMENT VALUE APPRECIATION AS OF 5/31/2023
 Will Easily Reach \$1,000,000 VALUE within the Next Decade as Planned, while without Interfere
 It would have been completely PAID-OFF within that period, with less WORK than I'm doing NOW!
CAPITAL GAINS TAX does NOT apply for a PRIMARY RESIDENCE, this would have been TAX FREE!



STATEMENT OF CLAIM



4 bd | 3 ba | 2,640 sqft

1986 Sunny Side Dr, Brentwood, TN 37027

● **Off market** | Zestimate®: **\$884,500** | Rent Zestimate®: **\$3,999**

Est. refi payment: \$5.237/mo **Refinance your loan**

[Home value](#) | [Owner tools](#) | [Home details](#) | [Neighborhood details](#)

Home value



Zestimate

\$884,500



Zestimate range

\$814,000 - \$973,000



Last 30-day change

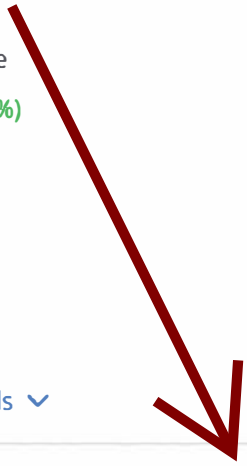
+ \$16,116 (+1.9%)



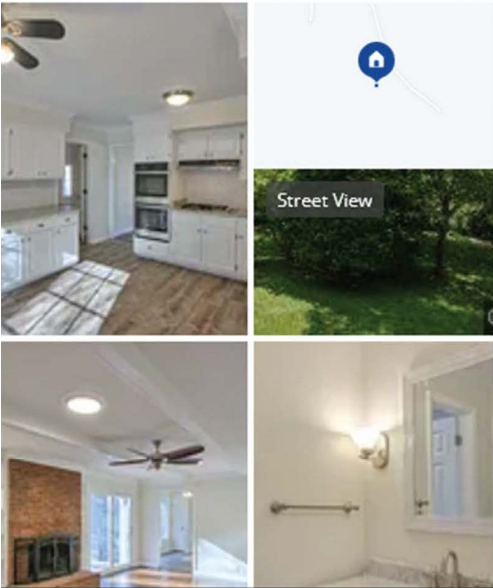
Zestimate per sqft

\$335

[Zestimate history & details](#)



6:49 AM
5/31/2023




PLAINTIFF'S EXHIBIT M

nt, the recovery will be subject to an estimated 37% Tax Rate, placing this at roughly a 1.5
 M
 c
 f
 erty Loss & Claim. In addition to damages, incidental, consequential, compensatory, loss of
 s of use, loss of enjoyment, loss of life, liberty, property & the pursuit of happiness. Plus legal
 ounding daily), litigious TORTURE of an ADA Party, since 9/3/2019, until a cure is obtained.



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Search Overview Realtor Estimate Public Facts Listing Details Sale & Tax History Schools Neighborhood Similar Homes



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Is this your home?
Claim this home to track its value and nearby sales activity
I'm the owner

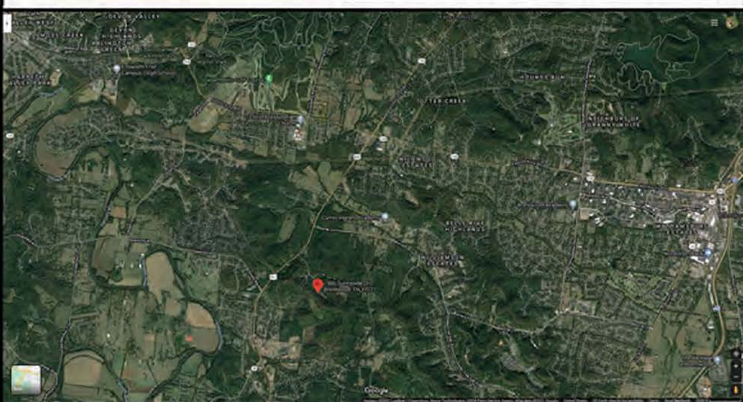
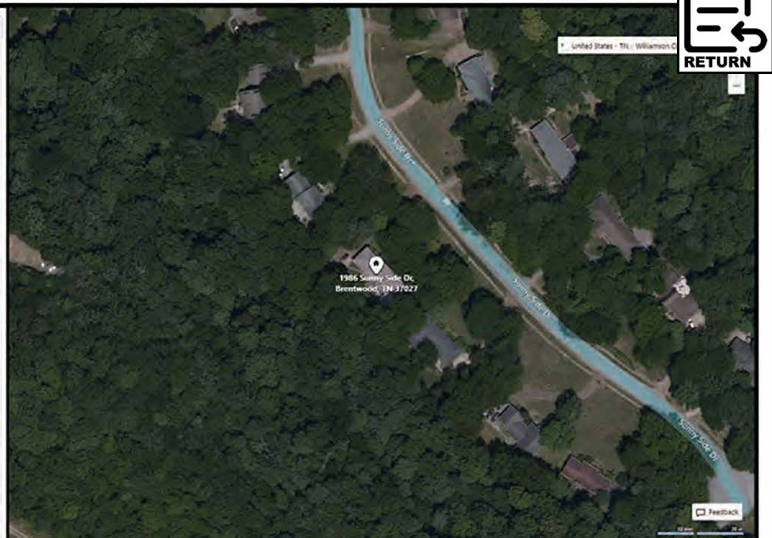
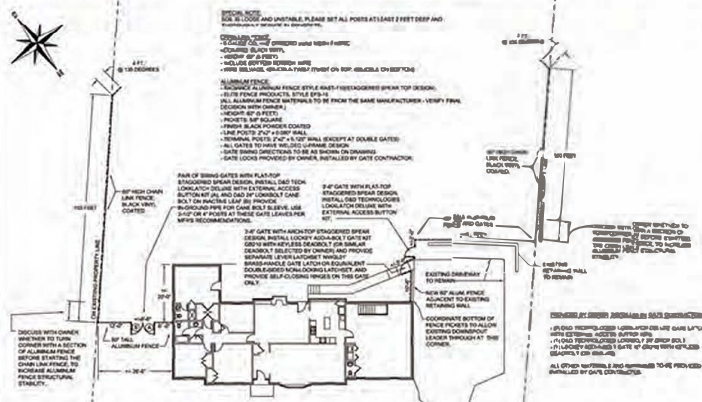
Get a local Redfin Agent's opinion on your home's value and the state of the Brentwood market.

1986 Sunnyside Dr, Brentwood, TN 37027
\$595,494 4 2.5 2,640
Beds Baths Sq Ft

LOCATED at the NEXUS of Green Hills, Brentwood, Grassland, Franklin! SURROUNDED BY HUNDREDS OF ACRES OF PROTECTED WOODLANDS!!!

1986 Sunnyside Dr, Brentwood, TN 37027
\$595,494 4 2.5 2,640
Beds Baths Sq Ft

This home last sold for \$540,000 on Feb 18, 2020.

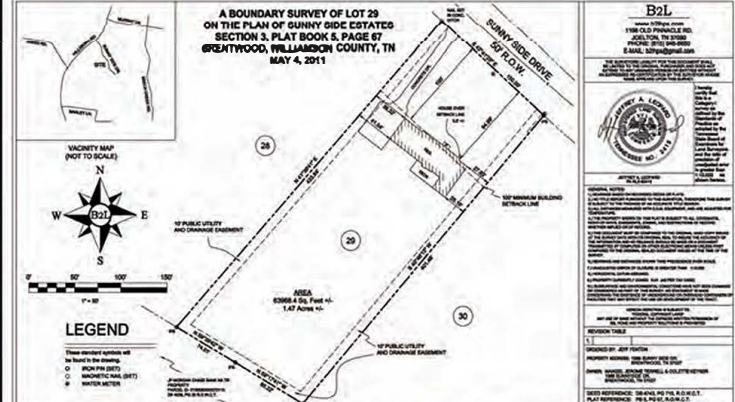



Custom 3-Sided Fence, OPEN in REAR to LET WILDLIFE IN YARD!!!

NEW FENCE PLAN FOR 1986 SUNNYSIDE DRIVE

CONTRACT: 4977 AND 1000 FENCE

A BOUNDARY SURVEY OF LOT 29 ON THE PLAN OF GUNNY BIDE ESTATES SECTION 3, PLAT BOOK 5, PAGE 67 GREATWOOD, WILLIAMSON COUNTY, TN MAY 4, 2011



B2L

Surveyed by: JEFF FENTON

Surveyed on: 05/04/2011

Surveyed for: JAMES STORY & DAVID MIZROJEWSKI

Surveyed at: 1986 SUNNYSIDE DRIVE, BRENTWOOD, TN

Surveyed by: JEFF FENTON

Surveyed on: 05/04/2011

Surveyed for: JAMES STORY & DAVID MIZROJEWSKI

Surveyed at: 1986 SUNNYSIDE DRIVE, BRENTWOOD, TN

NATIONAL WILDLIFE FEDERATION

CERTIFIED WILDLIFE Habitat™

This certificate recognizes the establishment and maintenance of an official wildlife habitat.

Fawn's Wildlife Habitat

No. 161,066

I KNOW OF NOTHING WHICH WIFE LOVES MORE THAN ANIMALS OF ALL KINDS!!!

David Mizrojewski
National Wildlife Federation
Wild, BACKWARD HUNTER an Animal Friend™




PLAINTIFF'S EXHIBIT

M-1

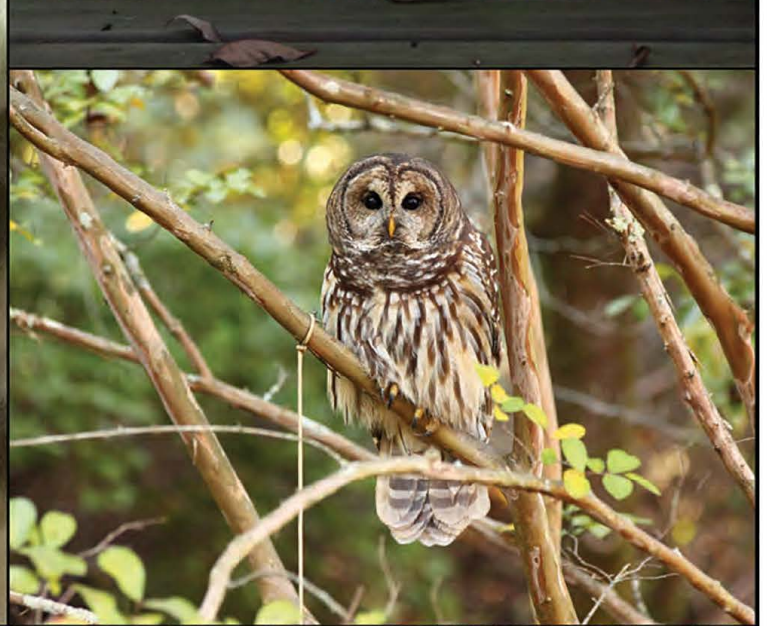
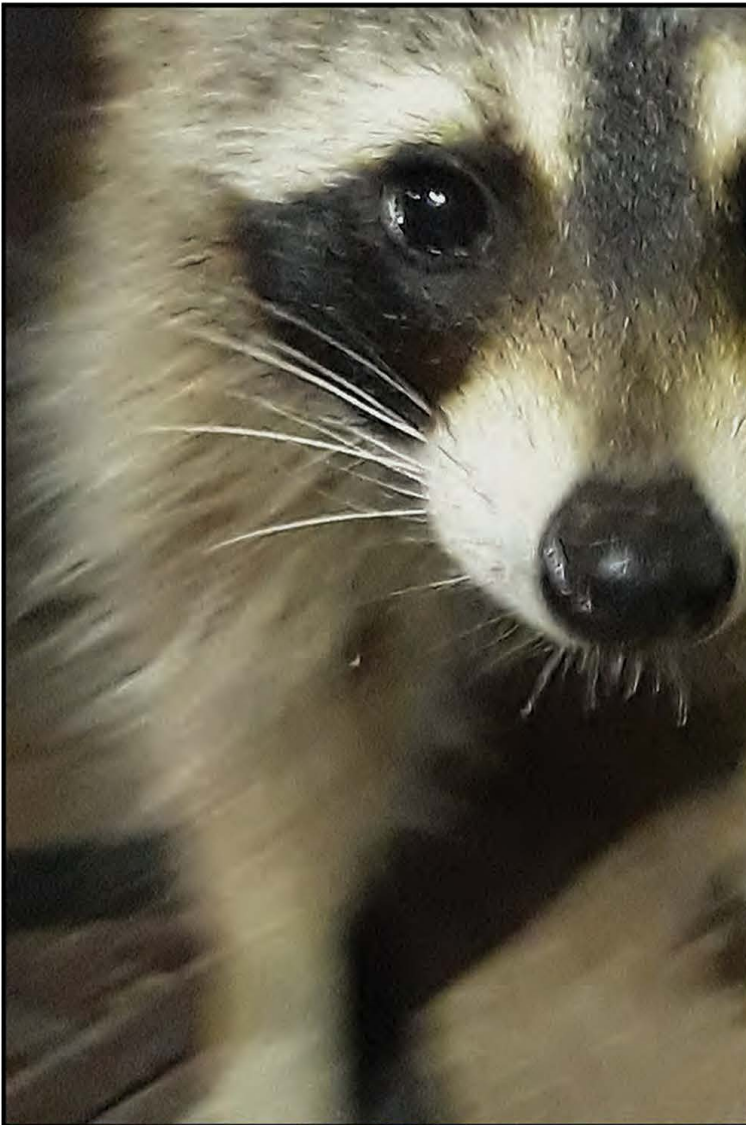




AT TIMES, WHEN YOU INVEST YOUR LIFE, INTO HELPING SOMEONE YOU LOVE, REACH THEIR DREAMS, YOU STILL LACK WHAT THEY NEED THE MOST.



PLAINTIFF'S EXHIBIT M-3



**PLAINTIFF'S
EXHIBIT
M-4**

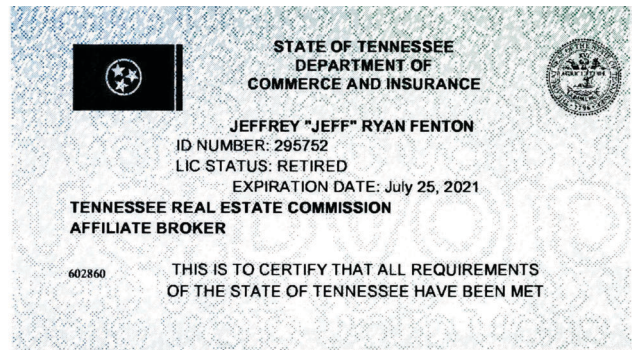


RETURN

I was a LICENSED Real Estate Agent "Affiliate Broker" in the State of Tennessee for SEVENTEEN (17) Years (until long after our divorce), with access to hundreds of millions of dollars worth of inventory, without ever a single complaint or issue of any sort! Everyone who worked with me: clients, lenders, property owners, investors, inspectors, contractors, buyers, both unrepresented and with their agents, co-workers, paralegals and closing attorneys, had only the greatest of respect for me and my work.

Neither my ex-wife nor I know of anyone who gave people more for their money, or worked in their client's best interests, more than I did!

c/oJEFFREY "JEFF" RYAN FENTON
1986 SUNNYSIDE DRIVE
BRENTWOOD, TN 37027



My marketing was second to none, as were my contract skills. My attention to detail and background in both printing, graphic arts, and amateur web design, brought compliments from competing agents who were recognized as the "best" from their firms. I devoted two-weeks (80+ hours) to marketing each and every listing I had, while most agents would never dream of investing that much time. But I listed every house to SELL, and every house I did, for top-dollar with minimal time on the market, except for ONE condo, during my 17-Years.

I quit working as a full-time agent upon the realization that 60% of the business was getting the listing not selling it. While a politician I am not.

Attorney Virginia Lee Story made me out to be a "monster" in Judge Michael W. Binkley's Court, with ZERO history to substantiate ANY of it, just her WORD. She lied repeatedly about matters of Real Estate Law, Binkley never once corrected her or exercised his judicial supervisory DUTY.





QuickFacts

What's New & FAQs

Brentwood city, Tennessee; Williamson County, Tennessee; Genesee County, Michigan; Fenton city, Michigan; Argentine township, Genesee County, Michigan; United States

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

Enter state, county, city, town, or zip code

-- Select a fact --



Table

All Topics	Brentwood city, Tennessee	Williamson County, Tennessee	Genesee County, Michigan	Fenton city, Michigan	Argentine township, Genesee County, Michigan	United States
Population Estimates, July 1, 2022, (V2022)	NA	NA	NA	NA	NA	333,287,557
PEOPLE						
Population						
Population Estimates, July 1, 2022, (V2022)	NA	NA	NA	NA	NA	333,287,557
Population Estimates, July 1, 2021, (V2021)	45,491	255,735	404,208	11,989	7,031	332,031,554
Population estimates base, April 1, 2020, (V2022)	NA	NA	NA	NA	NA	331,449,520
Population estimates base, April 1, 2020, (V2021)	45,377	247,726	406,211	12,048	7,076	331,449,520
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	NA	NA	NA	NA	NA	0.6%
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	0.3%	3.2%	-0.5%	-0.5%	-0.6%	0.2%
Population, Census, April 1, 2020	45,373	247,726	406,211	12,050	7,091	331,449,281
Population, Census, April 1, 2010	37,060	183,182	425,790	11,756	6,913	308,745,538
Age and Sex						
Persons under 5 years, percent	3.7%	5.4%	5.7%	5.8%	3.2%	5.7%
Persons under 18 years, percent	28.8%	26.2%	22.3%	23.2%	18.5%	22.2%
Persons 65 years and over, percent	14.1%	14.1%	18.2%	16.4%	16.9%	16.8%
Female persons, percent	49.1%	50.6%	51.5%	55.6%	47.1%	50.5%
Race and Hispanic Origin						
White alone, percent	85.8%	88.0%	75.0%	93.0%	97.2%	75.8%
Black or African American alone, percent (a)	3.1%	4.4%	20.3%	1.6%	0.3%	13.6%
American Indian and Alaska Native alone, percent (a)	0.0%	0.3%	0.6%	0.0%	0.0%	1.3%
Asian alone, percent (a)	7.7%	5.4%	1.1%	0.5%	0.5%	6.1%



All Topics

Brentwood city, Tennessee

Williamson County, Tennessee

Genesee County, Michigan

Fenton city, Michigan

Argentine township, Genesee County, Michigan

PLAINTIFF'S EXHIBIT M-7

Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%	0.1%	Z	0.0%		
Two or More Races, percent	3.0%	1.9%	3.1%	4.7%		
Hispanic or Latino, percent (b)	3.5%	5.2%	3.9%	5.1%	2.1%	18.9%
White alone, not Hispanic or Latino, percent	83.6%	83.3%	71.8%	89.5%	96.7%	59.3%
Population Characteristics						
Veterans, 2017-2021	1,577	9,735	22,795	703	427	17,431,290
Foreign born persons, percent, 2017-2021	8.6%	7.8%	2.8%	1.7%	2.5%	13.6%
Housing						
Housing units, July 1, 2021, (V2021)	X	94,657	183,563	X	X	142,153,010
Owner-occupied housing unit rate, 2017-2021	90.8%	80.3%	70.5%	61.4%	93.9%	64.6%
Median value of owner-occupied housing units, 2017-2021	\$711,900	\$497,500	\$133,700	\$168,800	\$240,900	\$244,900
Median selected monthly owner costs -with a mortgage, 2017-2021	\$2,986	\$2,306	\$1,272	\$1,364	\$1,648	\$1,697
Median selected monthly owner costs -without a mortgage, 2017-2021	\$766	\$608	\$504	\$583	\$593	\$538
Median gross rent, 2017-2021	\$2,124	\$1,670	\$829	\$1,116	\$880	\$1,163
Building permits, 2021	X	2,980	510	X	X	1,736,982
Families & Living Arrangements						
Households, 2017-2021	14,550	85,311	164,905	5,025	2,657	124,010,992
Persons per household, 2017-2021	3.04	2.84	2.43	2.34	2.63	2.60
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	91.2%	86.0%	87.9%	84.4%	92.0%	86.6%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	10.1%	8.9%	3.9%	3.0%	2.4%	21.7%
Computer and Internet Use						
Households with a computer, percent, 2017-2021	97.9%	97.7%	90.8%	94.5%	96.9%	93.1%
Households with a broadband Internet subscription, percent, 2017-2021	97.1%	95.0%	83.7%	90.8%	91.8%	87.0%
Education						
High school graduate or higher, percent of persons age 25 years+, 2017-2021	98.3%	95.8%	91.2%	96.7%	95.6%	88.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	75.6%	61.9%	22.2%	29.2%	28.1%	33.7%
Health						
With a disability, under age 65 years, percent, 2017-2021	3.0%	4.3%	13.7%	8.8%	9.5%	8.7%
Persons without health insurance, under age 65 years, percent	3.1%	7.1%	6.2%	8.9%	10.0%	9.8%
Economy						
In civilian labor force, total, percent of population age 16 years+, 2017-2021	64.5%	68.4%	57.9%	66.7%	61.9%	63.1%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	56.3%	60.5%	54.3%	59.7%	60.8%	58.7%



All Topics



Brentwood city, Tennessee ✓

Williamson County, Tennessee ✗

Genesee County, Michigan ✗

Fenton city, Michigan ✗

Argentine township, Genesee Cour Michigan



Total accommodation and food services sales, 2017 (\$1,000) (c)	192,505	808,891	707,341	75,425		
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	968,503	2,141,352	3,165,657	70,669		
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	182,711	414,318	457,204	3,356	NA	895,225,411
Total retail sales, 2017 (\$1,000) (c)	1,259,796	4,563,108	8,429,666	574,399	17,170	4,949,601,481
Total retail sales per capita, 2017 (c)	\$29,498	\$20,157	\$20,678	\$50,791	\$2,613	\$15,224
Transportation						
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	26.0	27.8	26.6	30.7	38.5	26.8
Income & Poverty						
Median household income (in 2021 dollars), 2017-2021	\$165,948	\$116,492	\$54,052	\$70,745	\$86,239	\$69,021
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$76,194	\$56,545	\$30,561	\$37,049	\$38,043	\$37,638
Persons in poverty, percent	△ 2.6%	△ 4.0%	△ 16.3%	△ 9.7%	△ 5.8%	△ 11.6%
BUSINESSES						
Businesses						
Total employer establishments, 2020	X	7,696	7,528	X	X	8,000,178
Total employment, 2020	X	134,020	119,084	X	X	134,163,349
Total annual payroll, 2020 (\$1,000)	X	9,105,963	5,137,721	X	X	7,564,809,878
Total employment, percent change, 2019-2020	X	1.0%	-1.2%	X	X	0.9%
Total nonemployer establishments, 2019	X	30,877	28,457	X	X	27,104,006
All employer firms, Reference year 2017	1,693	5,634	5,970	511	S	5,744,643
Men-owned employer firms, Reference year 2017	880	3,185	3,738	S	S	3,480,438
Women-owned employer firms, Reference year 2017	310	1,020	1,050	76	S	1,134,549
Minority-owned employer firms, Reference year 2017	169	551	499	S	S	1,014,958
Nonminority-owned employer firms, Reference year 2017	1,167	4,202	4,799	S	S	4,371,152
Veteran-owned employer firms, Reference year 2017	75	284	275	S	S	351,237
Nonveteran-owned employer firms, Reference year 2017	1,254	4,310	4,961	S	S	4,968,606
GEOGRAPHY						
Geography						
Population per square mile, 2020	1,103.7	425.0	637.8	1,811.8	204.6	93.8
Population per square mile, 2010	899.9	314.4	668.5	1,760.5	199.5	87.4
Land area in square miles, 2020	41.11	582.86	636.94	6.65	34.66	3,533,038.28
Land area in square miles, 2010	41.18	582.60	636.98	6.68	34.65	3,531,905.43
FIPS Code	4708280	47187	26049	2627760	2604903420	1