

# **CRAIG L. GARRETT**

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### **M E M O R A N D U M**

**TO:** ED MITCHELL  
RON CROWE  
DENNY GARNER

**FROM:** CRAIG L. GARRETT

**DATE:** MARCH 25, 2025

**RE:** MAUREEN C. FLANAGAN ESTATE DEVISED TO BLOUNT COUNTY ANIMAL CENTER

I have spoken with Eddie and Denny briefly about the devise that Maureen Flanagan left in her Last Will & Testament to the Blount County Animal Center. I am writing this Memorandum to get everyone on the same page and put together a gameplan relative to this gift that Ms. Flanagan has made in her Will to our Animal Center.

Ms. Flanagan died January 2, 2025. Her Estate has been submitted to probate in Blount County Probate Court. Pursuant to Ms. Flanagan's Last Will & Testament, she provided that the residue and remainder of her Estate would be devised with one-half to the Blount County Animal Shelter and the other one-half to a "pet emergency facility located in Blount County" to be determined at the discretion of the personal representative named under her Will.

The personal representative has designated Blount County Animal Welfare Society as the recipient to the other one-half of the devise under Ms. Flanagan's Will. I understand the Director of Blount County Animal Welfare Society is Kristin Baksa and they are represented by Attorney Brian Meyers.

The personal representative of the Estate is Ms. Flanagan's brother, Steve Catlett.

As indicated above, the devise was for one-half of the residual of Ms. Flanagan's Estate and I am not sure exactly what all may be involved, but I do know that there is a house and lot that specifically is included and that is the subject matter of this Memorandum. The house and lot are located at 1223 Everett Avenue, Maryville, Tennessee, 37801. The current tax appraisal value for this property is \$317,100.

Mr. Catlett, as the personal representative, has been taking care of the house and some cats that Ms. Flanagan left but I have received a letter this week from the Estate's attorney and they are ready to turn the property over to the two devisees, Blount County and the Blount County Animal Welfare Society mentioned above.

Denny and I drove by this house last week and it is a fine looking little house but I am not sure what shape it is in inside. I am advised that Ms. Flanagan had several cats in the home at the time of her death and the personal representative has, for a period of time, been going by to try to care for the cats. It is my understanding that they have attempted to catch the cats and have caught maybe all of them except for two. It is my understanding that there is some furniture down in the basement and the cats have been difficult to catch.

Ron – I would suggest that we get our Animal Control people involved and that we make an effort to try to get these cats rounded up and delivered to the Animal Center. Mr. Meyers and the attorney for the Estate, Jerry Martin, have advised that the Estate has no interest in the cats and they can be placed at our facility.

Mr. Meyers, the attorney for the Welfare Society, has indicated that they are agreeable to selling the house and I assume that on behalf of the County, that is what we want to do as well to create funds that can be turned over to the Animal Center pursuant to the devise.

We need to set up a meeting to go to the property to meet the personal representative to obtain keys and evaluate the inside of the property. I would suggest that Denny, Ron (or some representative from the Animal Center) and maybe an Animal Control officer all be present at this meeting to set forth a gameplan going forward. We will need coordinate this meeting with Kristin Baksa who is the Director of the Welfare Society, and their attorney indicated to me that Ron is very familiar with Kristin. Ron – if you could coordinate with Kristin to make sure that she or her designee can also attend this meeting. I will also coordinate with Attorney Meyers.

I would be available to have this meeting at the property on Monday, March 31, 2025 at 3:00 p.m. if that would work for our people. If it will, please let me know and then I will reach out to Jerry Martin and Brian Meyers to see if the personal representative can meet us then. I could also do it on Tuesday, April 1, 2025 at 3:00 p.m.

Ron & Denny – please look at your schedules and see if either of those times would work to go review this property and let me know.

I look forward to hearing from you.