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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

REGAL HOMES CO.,
Plaintiff,

vs.

HELEN L. ANDREWS,
DORCIA RENEE ANDREWS,
SHARON ANDREWS,
TRENT ANDREWS,
SHINQUINCHIA ANDREWS,
SHARDAY JOHNSON,
JOSEPH LEE, and
TRANSOUTH FINANCIAL CORPORATION,
Defendants.

FD4T

CASE NO. 13-1624-I

Date Set: August 22, 2014

BILL GARRETT, Davidson County
Trans:T20140076610 ORDER
Recvd: 10/09/14 15:50 3 pgs
Fees:17.00 Taxes:0.00
20141009-0093888

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ORDER GRANTING MOTION FOR DEFAULT JUDGMENT ON COMPLAINT TO QUIET TITLE AND FOR DECLARATORY RELIEF

This matter came on to be heard before this Court on August 22, 2014 upon the *Motion for Default Judgment on Complaint to Quiet Title and for Declaratory Relief* (the "Motion") that was filed on August 6, 2014, by Regal Homes Co. (the "Plaintiff"), seeking a judgment granting the Plaintiff's post-tax sale claims to quiet title in certain real property identified as Map 071-16-0, Parcel 292.00 on the Tax Assessor's Map for Davidson County, Tennessee, having a street address of 1209 Montgomery Avenue, Nashville, Davidson County, Tennessee (the "Property"), in which Defendants Helen L. Andrews, Dorcia-Renee Andrews, Sharon Andrews, Trent Andrews, Shinquinchia Andrews, Sharday Johnson, and Joseph Lee, previously held ownership interests and in which Defendant Transouth Financial Corporation held a lien in its favor. Based upon the Motion and the record before the Court, as well as statements of counsel, the Court finds as follows:

1. Plaintiff resolved the issues involving Defendants Dorcia Renee Andrews, Shinquinchia Andrews, Sharday Johnson, Trent Andrews, and Joseph Lee in this matter by the entry of by those parties into a Quitclaim Deed, which has been filed of record in Davidson County, and such parties have not opposed any of Plaintiff's requests for relief in this matter. As a result of the

Quitclaim Deed, Plaintiff previously filed a *Notice and Order of Voluntary Dismissal* as to these parties, which was entered by the Court on March 5, 2014.

2. As to the remaining Defendants Transouth Financial Corporation, Helen L. Andrews, and Sharon Andrews, those Defendants did not file any response to the Motion.

3. After considering all pleadings filed in support of Plaintiff's Motion, the Court finds the Motion is well taken and, accordingly, Plaintiff should be granted the relief requested in its *Complaint to Quiet Title and for Declaratory Relief* (the "Complaint") regarding its request that title be quieted so that the Plaintiff be deemed to be the lawful owner of the Property identified as Map 071-16-0, Parcel 292.00 on the Tax Assessor's Map for Davidson County, Tennessee, having a street address of 1209 Montgomery Avenue, Nashville, Davidson County, Tennessee, and be vested with an absolute and unencumbered fee to the Property, free of, and wholly discharged from, any and every claim of Defendants Helen L. Andrews, Dorcia-Renee Andrews, Sharon Andrews, Trent Andrews, Shinquinchia Andrews, Sharday Johnson, Joseph Lee and Transouth Financial Corporation.

4. Accordingly, the Court finds that Plaintiff is entitled to the relief requested in the Complaint under Tenn. Code Ann. §§ 29-14-102, 29-14-103, and 29-29-105, and, as required under Tenn. Code Ann. § 29-14-107, all persons who have or claim any interest which would be affected by this proceeding have been made parties to this lawsuit.

IT IS THEREFORE

ORDERED, ADJUDGED and DECREED that Plaintiff's Motion shall be, and hereby is, granted in all respects. It is further

ORDERED, ADJUDGED and DECREED that the title to the Property is hereby quieted, such that Plaintiff is deemed to be the lawful owner and vested with an absolute and unencumbered fee to the Property. It is further

ORDERED, ADJUDGED and DECREED that all court costs shall be taxed to the Plaintiff for which execution may issue, if necessary.

Chancellor Bonnyman

PREPARED FOR ENTRY BY:

David M. Anthony (BPR # 19951)
C. Tucker Herndon (BPR #27297)
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Nashville, Tennessee 37219
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Facsimile: 615/687-2205
Attorneys for Plaintiff

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 9th DAY OF Oct 20 14
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Order has been placed in the U. S. mail, postage pre-paid, via first class, and properly addressed to:

Helen Andrews
4932 Boyd Drive
Nashville, Tennessee 37218

Sharon Andrews
6640 Cedarbrook Lane, Apt. 7
Memphis, Tennessee 38134

Transouth Financial Corporation
c/o CT Corporation, Registered Agent
800 South Gay Street, Suite 2021
Knoxville, Tennessee 37929

this 26th day of August, 2014.

David M. Anthony