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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

SCHREE S. HILL)
)
Plaintiff,)
)
vs.) Case No: 15-511-IV
)
)
RODNEY MARTIN, BRIAN THOMAS,)
CIT GROUP/CONSUMER FINANCE)
INC. (TN), AND)
THEIR HEIRS, SUCCESSORS,)
PEROSNAL REPRESENTATIVES)
AND ASSIGNS.)
)
Defendants.)

FILED
2016 JAN 21 AM 11:04
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
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BILL GARRETT, Davidson County
Trans:T20160007750 ORDER
Recvd: 01/29/16 08:54 4 pgs
Fees:22.00 Taxes:0.00
20160129-0008632

DEFAULT JUDGMENT

The Motion of the Plaintiff, Schree S. Hill, for a Default Judgment, against Defendants, Rodney Martin and Brian Thomas and their heirs, successors, personal representatives and assigns, in this cause, was made pursuant to TRCP 55 and was scheduled to be heard on Friday, January 8, 2015. It appears to the Court that the Complaint was filed with this court on April 24, 2015, and that title to the real property described as 1413 22nd Avenue North, Nashville, Davidson County, Tennessee 37208 (hereinafter the Property) was vested in Plaintiffs pursuant to the Quitclaim Deed of record in Instrument 20110223-001977, Register's Office for Davidson County, Tennessee. It appears to the Court that the Defendants, Rodney Martin and Brian Thomas and their heirs, successors, personal representatives and assigns, were served by order of publication, published in the Tennessean on October 16, 2015, October 23, 2015, October 30, 2015, and November 6, 2015. It also appears to this Court that no answer or other defense has been filed by the Defendants, Rodney Martin and Brian Thomas and their heirs, successors, personal representatives and assigns, nor has any response been timely filed or served on counsel for the Plaintiff. It is hereby

ORDERED, ADJUDGED AND DECREED that the Plaintiffs in this action are entitled to a default judgment against the Defendants, Rodney Martin and Brian Thomas and their heirs, successors, personal representatives and assigns; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 1413 22nd Avenue North, Nashville, Davidson County, Tennessee 37208 under the Defendants, Rodney Martin and Brian Thomas and their heirs, successors, personal representatives and assigns, are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants, Rodney Martin and Brian Thomas and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee being Lot 90, Map of Champions Subdivision of certain lots in Harding's Addition of Record Book 161, page 132, Register's Office for said County, Said Lot 90 fronts 50 feet more or less on the westerly side of 22nd Avenue North and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Schree S. Hill by Quitclaim Deed from A.A.M.L. Brown a/k/a James Louis Brown of record in the Register of Deeds office of Davidson County, Tennessee as document 20110223-0014977.
>
> This is improved property commonly known as 1413 22nd Avenue North, Nashville, Tennessee 37208

IS vested in the Plaintiff; and

IT IS FURTHER ORDER, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the Plaintiff, Schree S. Hill, for which execution may issue, if necessary.

ENTERED this _____ day of _____, 2016.

Russell Perkins, Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 27th DAY OF January, 2016
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff,
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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Default Judgment was not served on the Defendants, Rodney Martin and Brian Thomas, as they are believed to be dead or reside out of the State of Tennessee. A copy of the Order was sent by first class U.S. mail to CIT Group/Consumer Finance, Inc. (TN), 1 CIT Drive, Livingston, NJ 07039 on this 14th day of January, 2016.

Robert J. Notestine III