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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY

FREDRICH C. ZWEIFEL AND THERESA L. ZWEIFEL,

PLAINTIFFS,

V.

REGIONS BANK, SUCCESSOR BY MERGER TO AMSOUTH BANK, DETRAL D. TORAN, JEFFREY GANT, JACQUELINE GANT-KAY AND DARRELL GANT,

DEFENDANTS.

Civil Action No. 15-740-I
Notice of Entry Requested

FILED
2016 FEB 11 PM 2:30
CLERK & MASTER
DAVIDSON CO. CHANCERY CT

ORDER GRANTING MOTION FOR DEFAULT JUDGMENT

This matter is before the Court on the Motion of Plaintiffs, by and through their attorneys, for the entry of an Order granting judgment by default against Defendants, Regions Bank, successor by merger to AmSouth Bank, Detral D. Toran, Jeffery Gant, Jacqueline Gant-Kay and Darrell Gant. From a review of the record and the Court being otherwise sufficiently advised, the following shall become the Order of the Court:

1. The Complaint to Quiet Title was filed on June 22, 2015.

2. Defendant Regions Bank, successor by merger to AmSouth Bank, was served a copy of the Complaint, by certified mail, return receipt no. 7013 2250 0002 8715, on June 25, 2015.

3. Defendant, Detral D. Toran was served a copy of the Complaint, by certified mail, return receipt no. 7013 2250 0002 0733 8722, on June 30, 2015.

BILL GARRETT, Davidson County
Trans:T20160013297 ORDER
Recvd: 02/17/16 16:12 3 pgs
Fees:17.00 Taxes:0.00
20160217-0015224

4. Defendant Jeffery Gant was served by publication in *The Tennessean* newspaper. Publication dates were November 27, 2015, December 4, 2015, December 11, 2015 and December 18, 2015.

5. Defendant Jacqueline Gant-Kay was served a copy of the Complaint, by certified mail, return receipt no. 7013 2250 0002 0733 8876, on September 1, 2015.

6. Defendant Darrell Gant was served by publication in *The Tennessean* newspaper. Publication dates were November 27, 2015, December 4, 2015, December 11, 2015 and December 18, 2015.

7. The time allowed by the Tennessee Rules of Civil Procedure to answer or otherwise respond to the Complaint has past and there have been no responses filed by any Defendant. No response to Plaintiffs' Motion for Default Judgment was timely filed or served.

8. The Plaintiffs, Fredrich C. Zweifel and Theresa L. Zweifel, are entitled to judgment by default against the Defendants for the relief requested in the Complaint.

9. Title to the property located at 1010 West Eastland Avenue, Nashville, Davidson County, Tennessee (hereinafter, "Property") is hereby quieted and the Plaintiffs, Fredrich C. Zweifel and Theresa L. Zweifel, are hereby vested with fee simple absolute title to the Property more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 6 & 7, Block "F", Plan of East Wood Addition, Dr. E. T. Brown, Resubdivision of the Stratton and Seymour and I. T. Baxter Lands, as of record in Plat Book 332, Page 63, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property vested in Fredrich C. Zweifel and Theresa L. Zweifel by Final Decree Confirming Sale entered by the Chancery Court on February 18, 2011, and recorded as Instrument No. 20110225-0015597, Register's Office for Davidson County, Tennessee.

10. The Defendants and all persons claiming under them or under any of them are forever barred from all claim to an estate or interest in the Property.

11. Sole and complete possession of the Property is awarded to the Plaintiffs.

12. The costs of this action are assessed to the Plaintiffs.

IT IS SO ORDERED.

Claudia C. Bonnyman, Chancellor

Approved for Entry:

WYATT, TARRANT & COMBS, LLP

By: _____
Marshall L. Hix
Tennessee Supreme Court
Registration Number 10481

2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
Telephone: (615) 244-0020
Electronic Mail: mhix@wyattfirm.com

Attorneys for Fredrich C. Zweifel and Theresa L. Zweifel

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 17th DAY OF February 2016
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was placed in the United States Mail, postage prepaid, addressed to the following:

Jacqueline Gant Kay
8858 S. Krandon Street
Chicago, Illinois 60617

Darrell Gant
3525 Jackson Street
Bellwood, Illinois 60104

Detral Toran
144 North Manson Avenue
Chicago, Illinois 60644

Regions Bank
c/o Corporation Service Company
2908 Post Avenue
Nashville, Tennessee 37203

Date: February 3, 2016

_____
Marshall L. Hix

Copies mailed 2/11/16 JB