BILL GARRETT, Davidson County
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20160706-0068812

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

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Dav. Co. Chancery Court
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DAVIDSON CO. CHANCERY CT.
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Jana McDaniel )
Petitioner, )
)
vs ) Case No. 15-1420-IV
)
Zaring Homes, Inc. )
Respondent . )

**ORDER FOR DEFAULT JUDGMENT**

This Motion for Default Judgment came to be heard on 3rd day of June 2016, upon the Petition to Quiet Title, the Petitioner's Motion for Default Judgment, and the entire record herein from all of which the Court finds as follows:

1. The petition to quiet title was filed on November 25, 2015.
2. The Petitioner attempted service through the purported agent CT Corporation System ("CT"), however CT responded that it no longer maintained an address for the Respondent.
3. The Tennessee Secretary of State attempted service of process of Respondent at an Ohio address of 11300 Cornell Park D, Ste 500, Cincinnati, Ohio 45242, however it was returned an undeliverable.
4. Petitioner's motion for publication was granted and publication ran on 3-25-2016, 4-1-2016, 4-8-2016, and 4-15-2016.

5. The Respondent has filed no response as of 6-2-2016.

Based on the aforesaid findings of fact, it is hereby ORDERED, ADJUDGED, AND DECREED the following:

1. A default judgment is granted against the Respondent.

2. All rights of redemption have expired, and therefore, have been extinguished as to the Property.

3. Title to the real property described as follows is divested out of Zaring Homes, Inc. and vested in Jana McDaniel:

Land in Davidson County, Tennessee, being lot 7 on the Master Plat of West Fork on record in plat book 6250, Page 769 in Register's Office for Davidson County, Tennessee containing 4.86 acres more or less on map and parcel number 16100024000.

Being a portion of the same property conveyed to Zaring Homes, Inc., an Ohio Corporation by Warranty deed from Dorothy Anne Aldred and Mary Jane Cochran, individually and as Co-Executrixes of The Estate of Dorothy S. Cochran, deceased. of record in Book 10420, page 653 Register's Office for Davidson County , Tennessee, dated April 17, 1997 and recorded on April 17, 1997.

Being the same property conveyed to Jana Jacobs McDaniel by Final Decree Confirming Sale deed from Zaring Homes, Inc. of record in Instrument No. 20090203-0009248 Register's Office for Davidson County, Tennessee, dated December 10, 2008 and recorded on February 03, 2009.

The property is identified as 0 Oakley Drive, Nashville, TN 37220.

4. Petitioner has "perfect title" to the Property, and therefore, any and all claims, liens, or other interests in the Property as of the time of sale, including those of Respondent, are quieted. Court costs are taxed against Petitioner. RTP

Signed this _____ day of _____, 2016.

CHANCERY COURT
I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 28th DAY OF June 2016
MARIA M. SALAS, CLERK & MASTER
BY Bethel Cox DEPUTY

Russell T. Perkins
*Chancellor*

*APPROVED FOR ENTRY:*

Jonathan S. Faught No. 23258
The Law Office of Jonathan S. Faught, LLC
5110 Maryland Way, Ste 120
Brentwood, TN 37027

**CERTIFICATE OF SERVICE**

I hereby certify that a true and exact copy of the foregoing order has been sent by United States mail, prepaid postage to:

Zaring Homes, Inc.
11300 Cornell Park D, Ste 500
Cincinnati, Ohio 45242

On this the 7 day of June, 2016.

Jonathan S. Faught

RULE 58 CERTIFICATION

A Copy of this order has been served by U. S. Mail upon all parties or their counsel named above.

Deputy Clerk and Master
Chancery Court

6-17-16
Date