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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

ALEX CRAW)
)
Plaintiff,)
)
vs.) Case No: 15-1550-I
)
)
OKPARA ZAI'MAH a/k/a OKPARA)
EBODUMA ZAIMAH, ABDUR-RAHIM)
ZAI-MAK a/k/a ABDUR RAHIM)
ZAIMAH, RASHEED ZAI'MAH a/k/a)
RASHEED KARIM ZAIMAH, CAPITAL)
ONE BANK (USA) N.A., ADVANTAGE)
ASSETS, INC., ASSET ACCEPTANCE,)
LLC, MIDLAND FUNDING, LLC,)
RAB PERFORMANCE RECOVERIES,)
LLC AND THEIR HEIRS, SUCCESSORS,)
PEROSNAL REPRESENTATIVES)
AND ASSIGNS.)
)
Defendants.)

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FILED
2016 AUG -4 PM 12:59
CLERK & MASTER
DAVIDSON CO CHANCERY CT

DEFAULT JUDGMENT

The Motion of the Plaintiff, Alex Craw, for a Default Judgment as to Defendant Okpara Zai'Mah a/k/a Okpara Eboduma Zaimah, and his heirs, successors, personal representatives and assigns, in this cause, was made pursuant to TRCP 55 and was scheduled to be heard on Friday, July 22, 2016. It appears to the Court that the Complaint was filed with this court on December 29, 2015 and that title to the real property described as 735 29th Avenue North, Nashville, Davidson County, Tennessee 37210 (hereinafter the Property) was vested in Plaintiff pursuant to the Final Decree Confirming Sale of record in Instrument Number 20140828-0078809, Register's Office for Davidson County, Tennessee. It appears to the Court that the Defendant, Okpara Zai'Mah a/k/a Okpara Eboduma Zaimah and his heirs, successor, personal representatives and assigns were

served by certified mail on March, 26th, 2016. It also appears to this Court that no answer or other defense has been filed by the Defendant, Okpara Zai'Mah a/k/a Okpara Eboduma Zaimah and his 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 Plaintiff in this action is entitled to a Default Judgment against the Defendant, Okpara Zai'Mah a/k/a Okpara Eboduma Zaimah, his 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 735 29th Avenue North, Nashville, Davidson County, Tennessee (hereinafter the Property) under the Defendant, Okpara Zai'Mah a/k/a Okpara Eboduma Zaimah and his 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 Defendant, Okpara Zai'Mah a/k/a Okpara Eboduma Zaimah and his heirs, successors, personal representatives and assigns in the real property described as follows:

> Being Lot No. 44 on the Map of L. C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 44 fronts 40 feet on the westerly side of Twenty-Ninth avenue, North and runs back between parallel lines 150 feet, more or less to an alley.
>
> Being the same property conveyed to Alex Craw by Final Decree Confirming Sale of record in Instrument 20140838-007809, in the Register's Office for Davidson County, Tennessee
>
> This is improved property commonly known as 735 29th Avenue North, Nashville, Tennessee 37210.

IS vested in the Plaintiff; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the Plaintiff, Alex Craw, for which execution may issue, if necessary.

ENTERED this _____ day of _____, 2016.

CLAUDIA BONNYMAN
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 12 DAY OF August 2016
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff,
Alex Craw
BPR #12195
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
(615) 297-1568, Ext. 11
(615) 297-2413 (fax)
bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Default Judgment was sent by first class U.S. mail to Okpara Zai'mah, 2301 Old Matthews Road, Nashville, Tennessee 37207-4356 , Abdur-Rahim Zai'mah, 2301 Old Matthews Road, Nashville, Tennessee 37207-4356, Rasheed Zai'mah, 2301 Old Matthews Road, Nashville, Tennessee 37204-4356, Capital One Bank (USA) N.A., 2215 1st Avenue South, Birmingham, Alabama 35233, Advantage Assets, Inc., 2401 Stanley Gault Parkway, Louisville, Kentucky 40223, Asset Acceptance, LLC, 2908 Poston Avenue, Nashville, Tennessee 37203-1312, Midland Funding LLC, 2908 Poston Avenue, Nashville, Tennessee 37203-1312 and RAB Performance Recoveries, LLC, 201 4th Avenue, Suite 1300, Nashville, Tennessee 37219 on this 22nd day of July, 2016.

Robert J. Notestine III