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Davidson Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

COMMERCE TITLE AND ESCROW, LLC, DONALD REED, and BETTY REED,	)
Plaintiffs,	)
v.	)
AMY FREVERT, MICKI CAVANAH, and RANDY REED,	)
Defendants.	)

NF
Case No: 15-0963-IV

FILED
2016 JUN -8 AM 9:45
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

ORDER GRANTING SUMMARY JUDGMENT AND TO QUIET TITLE

This cause came to be heard on May 27, 2016, upon the Motion for Summary Judgment filed by the Co-Plaintiff, Commerce Title & Escrow (hereinafter "Commerce Title"). Upon the Motion, Affidavits and Responses submitted in this matter and arguments of counsel for Commerce and Ms. Frevert acting pro se for the Defendants, the Court granted Commerce Title's Motion for Summary Judgment.

As a result of this hearing, the Court finds and orders the following:

1. Summary Judgment shall be granted in favor of Commerce Title in this Complaint to Quiet Title action;
2. Upon entry of this Order, title of the property commonly known as 1106 Eastdale Avenue, Nashville, Tennessee 37216 and more particularly described as follows shall be rightfully vested as fee simple absolute in the names of Donald A. Reed and wife Betty Reed as tenants by the entirety;

   Land in Davidson County, Tennessee, being Lot No. 26, Block B, Revised Plan of Jackson Park, Section 1, as shown on plat of record in Plat Book 974, Page 28, in the Register's Office, Davidson County,

BILL GARRETT, Davidson County
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Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald A. Reed and wife Betty Reed, by Quitclaim Deed from Donald A. Reed, a married man, of record as Instrument No. 20091228-0117229 in the Register's Office for Davidson County, Tennessee.

3. Entry of this Order does not bar defendants from pursuing claims for relief against Donald and Betty Reed individually.

4. A certified copy of this Order be issued to Counsel for Commerce Title and recorded in the office of the Davidson County Register of Deeds.

5. This order is a final order pursuant to Rule 54.02 of the Tennessee Rules of Civil Procedure, as there exists no just reason for delay in the entry of an order quieting title to the property described above.

IT IS THEREFORE ORDERED.

Entered this _____ day of _____, 2016.

Russell T. Perkins

Honorable Russell T. Perkins

APPROVED FOR ENTRY

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I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 3rd DAY OF OCT 2016
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that true and exact copies of the foregoing Motion to Dismiss and its accompanying memorandum have been served on this 2nd day of June, 2016, by U.S. Mail, postage prepaid, addressed to:

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