IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

JOHN LONDON

Plaintiff,

vs.

FOUR
Case No: 16-0191-IV

BERTHA LONDON AND ALFRED LONDON, JR. AND THEIR HEIRS SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS.

Defendants.

FILED
2016 SEP -8 AM 9:46
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER

DEFAULT JUDGMENT

The Motion of the Plaintiff, John London, for a Default Judgment as to Defendant, Bertha London and her heirs, successors, personal representatives and assigns in this cause, was made pursuant to TRCP 55 and was scheduled to be heard on Friday, August 26, 2016. It appears to the Court that the Complaint was filed with this court on February 24, 2016, and that title to the real property described at 1814 Seventh Avenue North, Nashville, Davidson County, Tennessee 37208 (hereinafter the Property) was vested in Plaintiff pursuant to the Deed of record in Book 11620, Page 715, Register's Office for Davidson County, Tennessee. It appears to this Court that the Defendant, Bertha London and her heirs, successors, personal representatives and assigns were served by an Order of Publication published in the Tennessean on June 17, 2016, June 24, 2016, July 1, 2016, and July 8, 2016. It also appears to this Court that no answer or other defense has been filed by the Defendant, Bertha London and her heirs, successors, personal representatives and assigns nor has any response been timely filed or served on counsel for the Plaintiff. It is hereby

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ORDERED, ADJUDGED AND DECREED that the Plaintiff in this action is entitled to a Default Judgment against the Defendant, Bertha London and her 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 1814 Seventh Avenue North, Nashville, Davidson County, Tennessee 37208 (hereinafter the Property) under the Defendant, Bertha London and her heirs, successors, personal representatives and assigns, except as set forth hereinbelow, are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendant, Bertha London and her heirs, successors, personal representatives and assigns in the real property described as follows:

> Being Lot Number 447 on the North Nashville Real Estate Company Plan of Lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
>
> Said Lot number 447 fronts 41 feet on the easterly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines, 130 feet to an alley.
>
> Being the same property conveyed to John Williams and wife, Eliza Williams, by deed dated February 7, 1959, of record in Deed Book 2876, page 97, Register's Office for Davidson County, Tennessee. John Williams died in 1985 leaving Eliza Williams as surviving tenant by the entirety. Eliza Williams died an unmarried widow on about March 9, 1986, and by Last Will and Testament (Probate Court for Davidson County, Tennessee, No. 77908) devised the property hereinabove described to Bertha Dade for life, remainder to Bertha London and Alfred London, Jr. Bertha London died intestate on or about June 11, 1998, leaving JeJuan London as her sole surviving heir at law. The property described herein had been sold for property taxes to Mohammed Jalalian; reference made to deed of record in Deed Book 8202, page 663, Register's Office for Davidson County, Tennessee. By Decree of Redemption filed for record on August 21, 1991, in Deed Book 8425, page 222, Register's Office for said County, subject property was divested out of said Mohammad Jalalian and vested in John Williams et ux, Bertha London noted as redeeming party therein.

This is improved property commonly known as 1814 7th Avenue North, Nashville, Tennessee 37208.

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, John London, for which execution may issue if necessary.

ENTERED this _____ day of _____, 2016.

RUSSELL PERKINS
CHANCELLOR

APPROVED FOR ENTRY:

ROBERT I. NOTESTINE III
Attorney for the Plaintiff,
John London
BPR #12195
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
(615) 297-1568, Ext. 11
(615) 297-2413 (fax)

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 14 DAY OF September 2016
MARIA M. SALAS, CLERK & MASTER
BY _____
DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that no true and exact copies of the foregoing Default Judgment were served on the Defendants because they are believed to be either deceased o residing outside of the State of Tennessee.

Robert J. Notestine III