BILL GARRETT, Davidson County
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**STATE OF TENNESSEE**

*I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the SECOND Circuit Court for Davidson County, Tennessee, on the 20 day of DECEMBER, 2016, in Docket Number 16C1868 between JOHNSON, KAREN, Plaintiff, and MILLS, KARMARDI A/K/A MILLS, KARMARDI JOAL A/K/A MILLS, KARMARDI J., Defendant, as same remains of record in the Minutes of said Court.*

*IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 11 day of JANUARY in the year two thousand seventeen and in the 240th year of American Independence.*

*RICHARD R. ROOKER, Clerk,*

*By:* _____
*Deputy Clerk*

[SEAL]

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RICHARD R. ROOKER, CLERK
RR D.C.

**IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE**

| | | |
|---|---|---|
| IN RE: PROCEEDINGS TO ENFORCE FOREIGN JUDGEMENT AGAINST: | ) | |
| **KARMARDI MILLS,** a/k/a Karmardi Joal Mills and Karmardi J. Mills, | ) | Case #: 16C1868 |
| *Judgment Debtor* | ) | |

## ORDER OF FINAL JUDGMENT

This matter came to be heard on the 16th day of December, 2016 on the motion of the Karen Johnson (hereinafter referred to as the "Judgment Creditor") to move for a default judgment against Karmardi Mills (hereinafter referred to as the "Judgment Debtor"). The Judgment Debtor has failed to file any response to this motion for default judgment. The court makes the following finding of facts in this matter.

1. On July 13, 2016, the Judgment Creditor filed this action to enforce an Ohio divorce decree wherein the Judgment Debtor was ordered to transfer to the Judgment Creditor six (6) pieces of real property located in Davidson County. The

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divorce decree specifically stated that if the Judgment Debtor failed to transfer ownership of the real property, the Judgment Creditor could seek the transfer of the properties through the courts.

2. Concurrent with the filing of this action, two (2) summons were issued to the Judgment Debtor to the last two known addresses of the Judgment Debtor with service of process to be obtained through certified mail and on July 13, 2016, the Judgment Creditor's attorney sent a certified letter to the two addresses and provided a copy of the summons and complaint in each.

3. Both of the certified letters were returned as "undeliverable" and therefore the summons for each was returned as "not to be found" for each address.

4. The Judgment Creditor than moved for and obtained permission to obtain service of process by publication, which was granted.

5. Publication was made in four (4) consecutive weeks on October 21, 28, November 4 and 11, 2016 in the Westview Newspaper, LLC wherein the Judgment Debtor was provided notice that he was required to file an answer within thirty (30) days of the last publication date of November 11, 2016.

6. It has been more than thirty (30) days since the last publication date and the Judgment Debtor has failed to file an answer to the complaint.

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7. The Judgment Creditor filed this motion for default judgment and provided the Judgment Debtor with notice of the filing of the motion for default yet the Judgment Debtor has failed to file any response to the motion for default.

8. This court has jurisdiction over the real property of the Judgment Debtor located in Davidson County, Tennessee and the authority to divest the Judgment Debtor of title to real property and to vest title to said real property in the Judgment Creditor. See *Wilson v. Andrew*, 375 S.W.2nd 650 (Tenn. Supreme Court, 1964).

Accordingly, it is hereby

**ORDERED** that:

1. This Order of Final Judgment be granted against Karmardi Mills and in favor of Karen Johnson;

2. Title to the following six (6) pieces of real property located in Davidson County, Tennessee are divested from Karmardi Mills and are hereby vested in Karen Johnson:

> A. Land in Davidson County, Tennessee, being Lot 47-B Zone Lot Division of Lot 47 of the Resubdivision of Lot 47 on the Plan of Wilcox Subdivision as of record in Book 6200, Page 428, Registers Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed by John C. Weicher, Acting Secretary of Housing and Urban Development, to Karmardi J. Mills as of record in Book 8847, Page 907 of the Register of Deeds Office for Davidson County, Tennessee.

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This is improved property known as 3313 B Felicia Street, Nashville, Tennessee.

B. Land in Davidson County, Tennessee, being Lot 48-B Zone Lot Division of Lot 48 of the Resubdivision of Lot 48 on the Plan of Wilcox Subdivision as of record in Book 6200, Page 428, said plat revises Book 421, Page 42 Registers Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Debra Ann Johnson to Karmardi Mills as of record in Book 9979, Page 98 of the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 3315 B Felicia Street, Nashville, Tennessee.

C. Land in Davidson County, Tennessee, being Lot 33B Zone Lot Division of Lot 33 of the Resubdivision of Lot 33 on the Plan of John J. Rucker Subdivision as of record in Book 6250, Page 651, Registers Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Henry G. Cisneros, Secretary of Housing and Urban Development, to Karmardi Mills as of record in Book 9661, Page 921 of the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 458 Roger Williams Avenue, Nashville, Tennessee.

D. Land in Davidson County, Tennessee, being Lot 28B Zone Lot Division of Lot 28 of the Resubdivision of Lot 33 on the Plan of John J. Rucker Subdivision as of record in Book 6250, Page 651, Registers Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

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Being the same property conveyed by Andrew M. Cuomo, Secretary of Housing and Urban Development, to Karmardi Joal Mills as of record in Book 10514, Page 363 of the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 438 Roger Williams Avenue, Nashville, Tennessee.

E. Land in Davidson County, Tennessee, being Lot 17A Zone Lot Division for Lot 17, Deer Meadows, Phase 1, as of record in Book 5800, Page 270, as amended in Book 6200, Page 40, As amended in Book 6368, Page 153 Registers Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Andrew M. Cuomo, Secretary of Housing and Urban Development, to Karmardi Joal Mills as of record in Book 10791, Page 204 of the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 3402 Tisdale Drive, Nashville, Tennessee.

F. Land in Davidson County, Tennessee, being Lot 49-B Zone Lot, Division of Lot 49 of the Resubdivision of Lot 49 on the Plan of Wilcox Subdivision as of record in Book 6200, Page 428, Registers Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Andrew M. Cuomo, Secretary of Housing and Urban Development, to Karmardi J. Mills as of record in Book 11008, Page 810, of the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 3317 B Felicia Street, Nashville, Tennessee.

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Certificate of Service

I hereby certify that a true and exact copy of this document has been mailed to the following on this the 16th day of December, 2016:

Mr. Karmardi Mills
2800 Foxglove Way,
Springdale, Maryland, 20774

Mr. Karmardi Mills
P.O. Box 6063
Largo, Maryland, 20774.

Patrick Johnson

Mr. Patrick Johnson, Esq.

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4. This Final Order of Judgment in and of itself divests title from the above described real property from Karmardi Mills and vests title in Karen Johnson. See *Wilson v. Andrew*, 375 S.W.2nd 650 (Tenn. Supreme Court, 1964). However, Mr. Patrick Johnson, the Attorney for Karen Johnson, is hereby authorized and empowered to prepare separate deeds for each tract of the above described properties transferring ownership of the property from Karmardi Mills to Karen Johnson.

5. Costs of this matter are hereby taxed to the Karmardi Mills, the Judgment Debtor, for which execution may issue if necessary.

This the 20 day of December, 2016.

Judge Amanda J. McClendon

**APPROVED FOR ENTRY:**

Patrick Johnson

Mr. Patrick Johnson, Esq.
Attorney for the Karen Johnson,
the Judgment Creditor
BPRN 7339
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