Davidson County ORDER
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20170516-0048464

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

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Dav. Co. Chancery Court

JOHN I. OKPARA **Plaintiff,** **vs.** **RICHARD J. LOVE, HIS HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES and ASSIGNS,** **OLUBUNMI B. ONADEKO, aka OGUNBUNMI OODUA EGUNYOMI ALI, HIS HEIRS, SUCCESSORS, PERSONAL REPRESENTANTIVES, and ASSIGNS,** **MARTIN ONOFUA, HIS HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES and ASSIGNS** **and** **INTERNAL REVENUE SERVICE,** **Defendants.**	F.D-4 **CASE NO. 16-1156-II** T

FILED
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CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

FINAL ORDER QUIETING TITLE IN PLAINTIFF

This matter comes before the Court on Plaintiff's Motion for Default Judgment against Defendants Richard J. Love, Olubunmi B. Onadeko aka Ogunbunmi Oodua Egunyomi Ali and Martin Onofua. On April 19th, 2017, the Court entered an Agreed Order between Plaintiff and Defendant IRS, decreeing that the IRS has no right, title or interest in or to the Property through its Notice of Tax Lien, RODC Instrument No. 20091028-0099568. None of the remaining

Defendants have filed an answer or other defense to the Complaint. The Complaint and Summons was served on Defendant Martin Onofua by the Rutherford County Sherriff's office on November 11, 2016. Defendants Richard J. Love and Olubumni B. Onadeko aka Ogunbunmi Oodua Egunyomi were served by Order of Publication dated February 3rd, 2017, with publications in the Tennessean newspaper on February 10th, 2017, February 17th, 2017, February 24th, 2017 and March 3rd, 2017. It appearing to the Court that none of the remaining Defendants have filed an answer or other defense to the Plaintiff's Complaint, more than thirty (30) days have elapsed since the last dates of service and publication, and no response to was filed by any Defendant to Plaintiff's Motion for Default Judgments now properly before the Court. This Court, upon review of the record finds that service of process was properly perfected on each Defendant and that Default Judgment Certificates for each of the remaining Defendants were properly filed and contained in the record. Therefore, Plaintiff's Motion for Default Judgments is GRANTED.

IT IS ORDERED, ADJUDGED AND DECREED, that Plaintiff, John Okpara, is hereby declared to be the true and lawful owner in fee simple absolute to the property real property commonly known as 2529 Bethwood Dr. Nashville, TN 37207 ("Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section 2, Shepardwood Subdivision, of record in Plat Book 4460, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to John I. Okpara by Quitclaim Deed from Olubunmi B. Onadeko, of record in Instrument No. 20090204-0009533, Register's Office for Davidson County, Tennessee, dated January 27, 2009 and recorded on February 4, 2009. (Value of consideration shown in aforementioned deed $9.00.)

Being also known as 2529 Bethwood Drive, Nashville, TN 37207-4604. Property address being provided for informational purpose only.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that Richard J. Love, Olubumni B. Onadeko aka Ogunbunmi Oodua Egunyomi, Martin Onofua, their successors, personal representatives and/or assigns, and the Internal Revenue Service pursuant to this Court's previously entry of the Agreed Order on April 19th, 2017, have no right, title, estate, lien or interest in or to the property described in this ORDER.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that Plaintiff's title to the real property described in this ORDER is established and quieted against the all the world. Costs of this action are taxed to the Plaintiff, John I. Okpara.

Entered this _____ day of _____, 2017.

William E. Young
CHANCELLOR

APPROVED FOR ENTRY:

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patrick@brunonewsom.com
Attorney for Plaintiff

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 27th DAY OF April 2017
MARIA M. SALAS, CLERK & MASTER
BY Bethwelch
DEPUTY

CERTIFICATE OF SERVICE

I certify that a true and exact copy of the foregoing has be sent via US Mail, postage prepaid to the following recipients

Richard J. Love
321 Walton Lane F83
Madison, TN 37115-5394

Olubunmi B. Onadeko, aka Ogunbunmi Oodua Egunyomi Ali
2529 Bethwood Dr.
Nashville, TN 37207

Martin Onofua
119 Davis Park Dr.
Smyrna, TN 37167

Steve Jordan, Esq.
Assistant US Attorney
110 Ninth Ave. South, Suite A-961
Nashville, TN 37203
Attorney for Defendant IRS

on this the 20th day of April, 2017.

Patrick Newsom

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

