RECEIVED
AUG 24 2017
Davidson Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

G CO. INVESTMENTS, LLC,

Plaintiff,

v.

RONALD M. MCCLARON AND HIS HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES, AND ASSIGNS,

Defendant.

Case No. 16-308-III

FILED
2017 AUG 30 PM 2:25
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

ORDER GRANTING MOTION FOR DEFAULT JUDGMENT AND QUIETING TITLE TO REAL PROPERTY

This matter is before the Court on Plaintiff's Motion for Default Judgment and for Final Judgment Order Quieting Title. The Court finds that Defendant, Ronald M. McClaron, and his Heirs, Successors, Personal Representatives, and Assigns ("McClaron"), was properly served with notice of the hearing on the Motion, as set forth in the Certificate of Service thereto, but failed to file a timely response to the Motion as required by the Local Rules. Accordingly, the Court GRANTS Plaintiff's motion, finding as follows:

1. Plaintiff, G Co. Investments LLC ("GC") filed this action on March 30, 2016. , seeking a declaratory judgment quieting title to certain real property located in Davidson County, Tennessee, and further described as:

> Street Address: 112 Joyner Avenue, a/k/a 112 Joyner Street, Nashville, TN 37210
>
> Land in Davidson County, Tennessee, being Lot No. 164 on the Map of the Re-subdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.
>
> Said Lot No. 164 fronts 50 feet on the northerly side of Joyner Street and runs back 136.9 feet on the westerly line, and 137.5 feet on the easterly line to an alley, measuring 50 feet thereon.

Bill Garrett Davidson County
Batch# 3649 ORDER
09/22/2017 09:15:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20170922-0097251

Being the same property conveyed to G Co. Investments, LLC by Final Decree Confirming Sale in Case No. 14-305-III, of record as Instrument Number 20150331-0027768, Register's Office for Davidson County, Tennessee.

(the "Subject Property")

2. Pursuant to an Order Granting Motion for Service by Publication entered by the Court on May 26, 2017, McClaron was served by publication appearing in the *Tennessean* on June 9, 2017, June 16, 2017, June 23, 2017, and June 30, 2017.

3. McClaron did not file a responsive pleading to the Complaint in this action, despite more than thirty (30) days elapsing since the date of service:

4. McClaron is not an individual in active military service.

5. The judgment sought by GC will not affect any person or persons not in being or ascertained at the commencement of this action, who by any contingency contained in a devise or grant or otherwise could afterward become entitled to a beneficial estate or interest in the aforesaid premises, and every person and being who would have been entitled to such estate or interest, if such event had happened immediately before the commencement of the action, is named as a party hereto. Furthermore, GC knows of no such parties or interests arising since the commencement of this action.

Accordingly, the Court **DECLARES** and **ORDERS** that:

A. The Subject Property was liable to sale for taxes.

B. The taxes for which the Subject Property was sold were unpaid, due and owing as of the time of sale.

C. No other legal or equitable basis exists upon which to set the tax sale aside.

D. Metro's lien for delinquent taxes was the "first lien" on the Subject Property, with priority over any other interests in the Subject Property at the time of the tax sale.

E. The enforcement of Metro's first lien for taxes extinguished all other interests in the Subject Property as of the time of the tax sale.

F. The Clerk and Master conveyed the Subject Property to Plaintiff, resulting in an assurance of perfect title, subject only to the statutory right of redemption.

G. All rights of redemption have expired, and therefore, have been extinguished as to the Subject Property.

H. Any other claims, liens, or other interests in the Subject Property as of the time of the sale, including those of all defendants named herein, are invalid and of no force and effect as to the Subject Property.

J. The apparent continuing existence of any such claims, liens, or other interests on the public record wrongfully clouds Plaintiff's title to the Subject Property.

K. Plaintiff has "perfect title" to the Subject Property, and therefore, any and all claims, liens, or other interests in the Subject Property as of the time of the sale, including those of all defendants named herein, are quieted.

L. Any unpaid costs are taxed to the Plaintiff, for which execution may issue.

M. This Order constitutes the "Final Order" in this action.

IT IS SO ORDERED.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 14th DAY OF September 2017
MARIA M. SALAS, CLERK & MASTER
BY: DEPUTY

Chancellor

Approved for entry:

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(615) 742-0714 (Fax)
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Attorney for Plaintiff, G Co. Investments, LLC

Certificate of Service

I hereby certify that I mailed a copy of the foregoing Order, to the following, on August 22, 2017:

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