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10/17/2017 12:04 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AT NASHVILLE

Woodbine Community Organization, Inc.	)	
Petitioner,	)	
	)	
VS	)	Case No. 17-085[illegible]
	)	
Cleopatra S. Cockrill	)	
Respondent.	)	
	)	

F04A

FILED
2017 OCT 24 AM 10:45
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D.C.&M.

ORDER FOR DEFAULT JUDGMENT

This Motion for Default Judgment came to be heard on the 20th day of October 2017, upon the Petition to Quiet Title, the Petitioner's Motion for Default Judgment, and the entire record herein from all of which the Court finds as follows:

1. The petition to quiet title was filed on August 11, 2017. A summons was sent via certified mail return receipt requested to the Respondent above. The Green card, which was filed with the Clerk, shows service on the Respondent on August 29, 2017.
2. No answer was filed by the Respondent above to contest the petition to quiet title.

Based on the aforesaid findings of fact, it is hereby ORDERED, ADJUDGED, AND DECREED the following:

1. A default judgment is granted against the Respondent.
2. All rights of redemption have expired, and therefore, have been extinguished as to the Property.
3. Title to the real property described as follows is divested out of Cleopatra S. Cockrill and vested in Woodbine Community Organization, Inc. (WCO):

   Being Lot No. 79 on map of Maury and Claiborne's Addition as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 30523 ORDER
11/28/2017 10:25:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171128-0121167

Said Lot No. 79 fronts 35 feet on the east side of Wharf Avenue and runs back between parallel lines along the north margin of Spring Street, 165 feet to an alley.

Said Lot No. 79 was known as 121 Wharf Avenue, Nashville, Davidson County, Tennessee, but it now known as 121 Charles E. Davis Boulevard, Nashville, Davidson County, Tennessee and is comprised of a house and lot.

This improved property known as 121 Charles E. Davis Blvd, Nashville, Tennessee 37210.

4. Petitioner has "perfect title" to the Property, and therefore, any and all claims, liens, or other interests in the Property as of the time of sale, including those of Respondent, are quieted.

5. The Court costs are adjudged against Petitioner.

Signed this _____ day of October, 2017.

Chancellor

APPROVED FOR ENTRY:

/s/ Jonathan Faught

Jonathan S. Faught No. 23258
The Law Office of Jonathan S. Faught, LLC
155 Franklin Road, Ste 120
Brentwood, TN 37027

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 15 DAY OF November 2017
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing order has been sent by United States mail, prepaid postage to:

Cleopatra S. Cockrill
PO Box 78062
Nashville, TN 37207

On this the 17th day of October, 2017.

/s/ Jonathan Faught

Jonathan S. Faught