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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

JAMES C. EASLEY, JR., ORA L. EASLEY A/K/A ORA EASLEY, AND RUBY L. COUNTS

Plaintiffs,

vs.

RUSHIE R. MOODY, ORA OWENS a/k/a, ORA MOOODY, JEFFREY TAYLOR, MAXWELL TAYLOR, CHARLIE TAYLOR, MICHAEL TAYLOR, LIGGETT TAYLOR WILLIAMS, MATTHEW TAYLOR, ALMETA BRIETTA TAYLOR, HENRY TAYLOR, JAMES ROBERT MOODY, CHARLES WELCH, CHARLENE THOMPSON, MARYNELL MOODY, JOSEPH EARL MOODY, JOSEPH EARL MOODY, JR., JOANNE MOODY CLARK, AND CHARLES JOE MOODY, AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS.

Defendants.

AF

Case No: 16-910-IV

FILED
2017 DEC 22 AM 9:39
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

Bill Garrett Davidson County
Batch# 46166 ORDER
01/09/2018 02:06:25 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180109-0002952

ORDER GRANTING MOTION TO SELL REAL PROPERTY

The motion of Plaintiffs, James R. Easley, Jr., Ora L. Easley A/K/A Ora Easley, and Ruby L. Counts, to sell the real property described as and located at 1816 Underwood Street in Nashville, TN 37208 was set to be heard on Friday, November 17, 2017. Based upon the motion, the record in this cause and the fact that no response or objection was made by any defendant to this motion the Court finds that the motion is well-taken and should be granted. It is therefore

ORDERED, ADJUDGED AND DECREED, that the unimproved real Property described in the Sworn Complaint filed in this cause and identified therein as 1816 Underwood Street in Nashville, Tennessee 37208 shall be sold by private sale to 949 Main, LLC for the price of $30,000.00 according to the provisions of the Lot/Land Purchase and Sale Agreement (the Contract) attached as Exhibit A to Plaintiffs' Motion. It is further

ORDERED, ADJUDGED AND DECREED, that the property to be sold is described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 of the Plan of J.M., T.J. and G.W. Harding's Addition as of record in Book 21, page 80, Register's Office for said County.

Said Lot fronts 50 feet on the northerly side of Underwood Street and runs back 150 feet to an alley.

This is improved real property commonly known as 1816 Underwood Street, Nashville, TN 37208.

Being the same property conveyed to Ora Easley and husband James C. Easley, Jr. and Ora S. Owens from Michael E. Hampton by Warranty Deed of record in Book 6833, page 484, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to James C. Easley and Ora L. Easley a/k/a Ora Easley by Quitclaim from Michael Taylor of record in Instrument No. 20161221-0134153, said Register's Office for Davidson County, TN. Being the same property conveyed to James C. Easley and Ora L. Easley a/k/a Ora Easley by Quitclaim from Matthew Taylor of record in Instrument No. 20170201-0010744, said Register's Office for Davidson County, TN. Being the same property conveyed to James C. Easley and Ora L. Easley a/k/a Ora Easley by Quitclaim from Almeta Brietta Taylor of record in Instrument No. 20170201-0010745, said Register's Office for Davidson County, TN. Being the same property conveyed to James C. Easley and Ora L. Easley a/k/a Ora Easley by Quitclaim from Maxwell Taylor of record in Instrument No. 20170210-0013945, said Register's Office for Davidson County, TN. Being the same property conveyed to James C. Easley and Ora L. Easley a/k/a Ora Easley by Quitclaim from Jeffrey Taylor of record in Instrument No. 20170210-0013946, said Register's Office for Davidson County, TN. Being the same property conveyed to James C. Easley and Ora L. Easley a/k/a Ora Easley by Quitclaim from Rushie Moody of record in Instrument No. 20170313-0024299, said Register's Office for Davidson County, TN. Ruby L. Counts obtained her interest in the property as an heir-at-law of Ora Owens a/k/a Ora Moody.

ORDERED, ADJUDGED AND DECREED the Clerk and Master is authorized to sign the Clerk and Master's deed to convey the property to the proposed purchaser, 949 Main, LLC, and with the net proceeds of sale to be paid into the Clerk and Master to be held in escrow pending further orders of this Court; it is further

ORDERED, ADJUDGED AND DECREED that the Plaintiffs shall join into any deed necessary to convey title to the contract purchaser; it is further

ORDERED, ADJUDGED AND DECREED that the sale of the property shall be completed on or before February 15, 2018.

ENTERED this _____ day of _____, 2017

RUSSELL PERKINS
Chancellor

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
BPR #12195
Attorney for the Plaintiffs,
James C. Easley, Jr.,
Ora L. Easley a/k/a Ora Easley
and Ruby L. Counts,
109 Kenner Avenue, Suite 201
Nashville, TN 37205
(615) 297-1568, Ext. 11
(615) 297-2413 (fax)
bob@notestinelaw.com

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 5 DAY OF January 2018
MARIA M. SALAS, CLERK & MASTER
BY Vicki Bailey
DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was sent by first class U.S. mail to: Almeta Brietta Taylor, 5144 Ryan Allen Circle, Whites Creek, TN 37189-5202; Charlene Thompson, 1442 Havenbrook Drive, Nashville, TN 37207; Charles Welch, 3017 Richmond Hill Drive, Nashville, TN 37207; Charlie Taylor, 1814 Underwood Street, Nashville, TN 37208-2446; Jeffrey Taylor, 1814 Underwood Street, Nashville, TN 37208-2446; Joseph Earl Moody, Jr., 1870 Christian Avenue, Macon, GA 31204-5804; Liggett Taylor Williams, 293 Becklea Drive, Madison, TN 37115-2940; Matthew Taylor, 5144 Ryan Allen Circle, Whites Creek, TN 37189-5202; Maxwell Taylor, 115 Miniver Place NW, Madison, AL 35757-7672; Michael Taylor, 1021 Monticello Place, Gallatin, TN 37066-4853; Marynell Moody, 905 Traceton Court, Antioch, TN 37013-5511; and Rushie Moody, 1814 Underwood Street, Nashville, TN 37208-2446 on this 30th day of August, 2017. I hereby certify that a true and exact copy has not been sent to any other of the remaining Defendant as their whereabouts are unknown and they are believed to be deceased or out of business or reside outside the State of Tennessee on this 15th day of December, 2017. I hereby certify that a true and exact copy has not been sent to any other of the remaining Defendant as their whereabouts are unknown and they are believed to be deceased or out of business or reside outside the State of Tennessee.

Robert J. Notestine III