RECEIVED
DEC 27 2017
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY
AT NASHVILLE, TENNESSEE

Neli M. Alvarado,	)	
	)	
Plaintiff,	)	
v.	)	No. 17-564-IV
Jonathan Alvarado, Dunia Aracely Ramos	)	
and Alejandra Alvarado,	)	Notice of Entry Requested
	)	
Defendants.	)	

FILED
2018 JAN -4 AM 11:08
CHAN ERY CT
DC&P

ORDER FOR DEFAULT JUDGMENT

This matter came before the Court upon the Motion for Default Judgment filed by the Plaintiff, Neli M. Alvarado, pursuant to Rule 55, Tennessee Rules of Civil Procedure. There was no response timely filed and served in opposition to the motion as required by Local Rule 26.04. The Court therefore finds as follows:

1. The Plaintiff filed a verified Complaint to Quiet Title on June 5, 2017.

2. The Complaint and Summons were served on Bertha Lidia Morales as Guardian for Jonathan Alvarado by certified mail on June 14, 2017, as shown on the return of serviced filed with this Court.

3. Service on the Defendants Dunia Aracely Ramos and Alejandra Alvarado was properly made by publication in the Nashville Tennessean on September 22, 2017; September 29, 2017; October 6, 2017; and October 13, 2017.

4. The Defendants have failed to file an answer or other response with the court within thirty (30) days after the date of service as described above, and no papers have been served on Plaintiff's counsel by the Defendants in default.

Bill Garrett Davidson County
Batch# 50030 ORDER
01/22/2018 12:29:03 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180122-0006403

5. A hearing on damages is not required inasmuch as the Plaintiff is not requesting any monetary relief against the Defendants.

6. It is therefore ORDERED, ADJUGED AND DECREED that the Plaintiff is granted the following relief as prayed for in the Complaint:

A. That the ownership, rights and liabilities of the parties in and to the Property described in Paragraph 5 of the Complaint be settled and declared by the decree of the Court, said Property being located in Davidson County, Tennessee, and described as follows, to-wit:

> Land being Lot Number 106 on the Plan of Section One, Chadfield of record in Plat Book 7900, Page 836, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Juan A. Alvarado, unmarried, and Neli M. Alvarado, an unmarried person, by deed from Jeffery Lee Ackerman, dated April 28, 2005, of record in Instrument No. 20050429-0047823, Register's Office for Davidson County, Tennessee.
>
> Shown as Map 149-13 Parcel 100, Tax Assessor's Office for Davidson County, Tennessee.
>
> Property address: 5009 Chadfield Way, Antioch, TN 37013.
>
> The above-described land is hereinafter referred to as the "Property."

B. It is hereby ORDERED that the deed to the Property be reformed to correct the closing error to state that the Property was conveyed to the Plaintiff and her brother, Juan Antonio Alvarado, as tenants in common with right of survivorship, and that the Court enter a decree to quiet title to the Property by declaring that the Plaintiff became the sole owner of the Property upon the death of her brother and divesting all right, title and interest in the Property to the Plaintiff; and

C. It is hereby ORDERED that all right, title and interest in the above-described Property is divested out of the Defendants, Jonathan Alvarado, Dunia Aracely Ramos and Alejandra Alvarado, and vested in the Plaintiff, Neli M. Alvarado.

It is so ORDERED.

It is further ORDERED that any remaining unpaid court costs shall be paid by the Plaintiff.

Entered the ___ day of _____, 20____.

CHANCELLOR

APPROVED FOR ENTRY:
OLDHAM & DUNNING, LLC

BRUCE N. OLDHAM, #10273
Attorney for the Plaintiff
109 Public Square
Gallatin, TN 37066
(615) 452-1001

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 10th DAY OF January 2018
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the forgoing motion has this day been placed in the United States mail, postage prepaid, this the 21st day of December, 2017, addressed to the following:

Dunia Aracely Ramos
Alejandra Alvarado
Barrio Concepción
Santa Cruz de Yojoa
Cortés Honduras C.A. 011504 9894-2784

RULE 58 CERTIFICATION
A Copy of this order has been served by U. S. Mail upon all parties or their counsel named above.

Deputy Clerk and Master
Chancery Court

1-4-18
Date

Jonathan Alvarado
C/O Bertha Lidia Morales
225 Waikiki Blvd
Antioch TN 37013

BRUCE N. OLDHAM