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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

TERRELL LEE STARKS)
)
Plaintiff,)
)
vs.) Case No: 17-230-III
)
)
JOEL ERIC HALE AND OPTEUM)
FINANCIAL SERVICES, LLC, AND)
THEIR HEIRS, SUCCESSORS,)
PERSONAL REPRESENTATIVES)
AND ASSIGNS)

Defendants.

FOHTT

Bill Garrett Davidson County
Batch# 51064 ORDER
01/24/2018 01:01:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180124-0007447

FILED
2017 DEC 22 PM 3:04
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

DEFAULT JUDGMENT

The Motion of the Plaintiff, Terrell Lee Starks, for a Default Judgment, against Defendants, Joel Eric Hale and Opteum Financial Services, LLC and their heirs, successor and personal representations, in this cause, was made pursuant to TRCP 55 and was scheduled to be heard on Friday, December 8, 2017. It appears to the Court that the Complaint was filed with this court on March 8, 2017 and that title to the real property described as 107 Rifle Range Road, Old Hickory, Davidson County, Tennessee 37138 (hereinafter the Property) was vested in Plaintiff pursuant to the Final Decree Confirming Sale of record in Instrument 20160218-0015450, Register's Office for Davidson County, Tennessee. It appears to the Court that the Defendants, Joel Eric Hale and Opteum Financial Services, LLC and their successors, personal representatives and assigns were served with a summons and copy of the Complaint by certified mail served on Defendant, Joel Eric Hale on March 18, 2017 and on Defendant, Opteum Financial Services, LLC on March 24, 2017. It also appears to this Court that no answer or other defense has been filed by the Defendants, Joel Eric Hale and Opteum Financial Services, LLC, and their heirs, successors,

EHL

representatives and assigns nor has any response been timely filed or served on counsel for the Plaintiff. It is hereby

ORDERED, ADJUDGED AND DECREED that the Plaintiff in this action is entitled to a default judgment against the Defendants, Joel Eric Hale and Opteum Financial Services, LLC, and their heirs, successors, personal representatives and assigns; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 107 B Rifle Range Road, Old Hickory, Davidson County, Tennessee 37138 under the Defendants, Joel Eric Hale and Opteum Financial Services, LLC, and their heirs, personal representatives and assigns are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants, Joel Eric Hale and Opteum Financial Services, LLC in the real property described as follows:

> Land in Davidson County, Tennessee, being a part of Tract No. 5 on the unrecorded map of Life and Casualty Insurance Company Subdivision, being a remainder interest in the following described property.
>
> Beginning at a point in the easterly margin of Rifle Range Road, said point being the Southwesterly corner of the property conveyed to W.R. Fowler and wife, Willie L. Fowler by deed from E.A. Sircy and wife, Mintye Sircy by deed of record in Book 1916, page 27, in the Register's Office of Davidson County, Tennessee, and thence with Fowler's Southerly line, 175 feet to Fowler's Southeast corner Thence Northerly with Fowler's Easterly line, 50 feet to a point; thence northwesterly 75 ½ feet, more or less, to the southwesterly corner of the property conveyed by W. R. Fowler and wife, Willie L. Fowler to John D. Carter and wife, Johnnie L. Carter as of record in Book 6803, page 429, in the Register's Office for Davidson County, Tennessee, thence with said Carter's southerly line westerly 100 feet to a point in the easterly margin of Rifle Range Road; thence southerly with said margin of said road 61.5 feet to the beginning.

Being the same property conveyed to Terrell Lee Starks by Final Decree Confirming Sale of record in Instrument 20160218-0015450, in the Register's Office for Davidson County, Tennessee

This is unimproved property commonly known as 107 B Rifle Range Road, Old Hickory, Davidson County, Tennessee 37138.

Is vested in the Plaintiff; and

IT IS FURTHER ORDER, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the Plaintiff, Terrell Lee Starks, for which execution may issue, if necessary.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this is a final judgment pursuant to Tennessee Rules of Civil Procedure, Rules 54 and 58

ENTERED this _____ day of _____, 2017.

Ellen Hobbs Lyle

ELLEN HOBBS LYLE
Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 24th DAY OF January 2018
MARIA M. SALAS, CLERK & MASTER
BY Regina Pelligan
DEPUTY

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff,
Terrell Lee Starks
BPR #12195
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205
(615) 297-1568, Ext. 11
(615) 297-2413 (fax)
bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order is being forwarded first class mail, postage prepaid to Defendant, Joel Eric Hale, pro-se, 4011 Wellington Court, Old Hickory, TN 37138-4657 and to Defendant, Opteum Financial Services, LLC through it's registered agent for service of process, Corporation Service Company, 1201 Hays Street, Tallahassee, FL 32301 on this 15th day of December, 2017.

Robert J. Notestine III

RULE 58 CERTIFICATION

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

CS

Deputy Clerk and Master
/Chancery Court

12/22/17
Date