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Fees: $17.00 Taxes: $0.00
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DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AT NASHVILLE

| | | |
|---|---|---|
| Woodbine Community Organization, Inc.<br>Petitioner, | ) | F.O-4 |
| VS | ) | Case No. 17-0863-IV |
| Howard Wear<br>Respondent. | ) | TT |

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SLA

**ORDER FOR DEFAULT JUDGMENT**

This Motion for Default Judgment came to be heard on the 16th day of February 2018, 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.
2. The Petitioner attempted to serve Respondent by certified mail, however the mail was returned as undeliverable.
3. Petitioner's motion for publication was granted and publication ran on 12-8-2017, 12-15-2017, 12-22-2017, and 12-29-2017.
4. The Respondent has filed no response as of 1-30-2018.

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 Howard Wear and vested in Woodbine Community Organization, Inc. (WCO):

Being the southerly 50 feet of Lot No. 386 on the plan of McGavock, Wetmore and others Second Addition to Nashville, called the Addition to the town of McGavock, or record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 50 feet on the westerly side of 17th Avenue North, formerly James Street, and runs back between parallel lines, 170 feet to an alley.

This improved property known as 1613 17th Avenue North, Nashville, Tennessee 37208.

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 February, 2018.

*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 8th DAY OF March 2018
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:

Howard Wear
1613 17th Avenue N
Nashville, TN 37208

On this the 30th day of January, 2018.

/s/ Jonathan Faught

Jonathan S. Faught

COPIES TO ATTORNEYS AND PRO SE LITIGANTS
AT THE ABOVE ADDRESSES
DATE 2/22/18 CLERK S. Allen