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IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

2018 MAY -7 AM 10: 50

RICHARD ROOKER, CLERK
D.C.

SAMAH MOHAMMAD DASOUQI,	)	
	)	
Plaintiff/Wife,	)	
	)	**DOCKET NO.: 15D-2044**
v.	)	
	)	**NOTICE OF ENTRY REQUESTED**
FARES EL MOHAMMED,	)	
	)	
Defendant/Husband	)	

Bill Garrett Davidson County
Batch# 116961 **ORDER**
07/17/2018 10:28:38 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20180717-0069343

ORDER

This matter came to be heard on the 20th day of April 2018, before the Honorable Philip Smith, Judge of the Davidson County Fourth Circuit Court, upon Petitioners' *Motion to Sell Marital Residence and Other Real Property*. Present in Court was counsel for Plaintiff/Wife, Lisa Webb. Defendant did not appear. Upon statements of counsel and the record as a whole, this Court finds Plaintiff's *Motion* to be well taken and makes the following findings of fact and conclusions of law:

1. Wife filed a Complaint for Divorce on October 27, 2015.

2. The parties have three (3) minor children.

3. Defendant/Husband has been previously ordered by this Court, to pay Wife temporary support in the amount of $3,500 per month.

4. Defendant/Husband has repeatedly failed to pay the amounts ordered, and two (2) petitions for contempt have been filed in this matter.

5. The Husband appears to have fled the country and returned to Jordan with no apparent plans to return.

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6. The Wife is in desperate need of money in order to care for the minor children and pay attorney fees.

7. Husband was duly noticed and failed to appear for this motion or otherwise contest it.

8. The parties own real property at 2224 Maple Grove Lane, Nashville, Tennessee 37211. The property is titled in both names, and mortgaged in Husband's name only. Upon information and belief, the mortgage is several months behind.

9. The legal description for the parties' real property located at 2224 Maple Grove Lane, Nashville, Tennessee 37211 is as follows:

> **Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of 2 Lot Final Plot for Revision to Lots 168 and 169 Addition to Highland Creek, of record in Instrument No. 20041124-0140949, Register's Office for said County, to which reference is made for a more complete description.**
>
> **Being part of the same property conveyed to Classic Homes BOS, LP by deed of record in Instrument 20030605-0078083, Register's Office for Davidson County, Tennessee.**

10. The 2016 property taxes are past due on the marital residence. The current amount owed through the end of April 2018 is $3,715.43. The Metro Legal Department for Davidson County has issued a summons in Chancery Court has been issued under Docket No.: 18-252-III for the unpaid taxes.

10. The 2017 property taxes also remain unpaid on the marital residence in the amount of $2,532.53. Wife has received a "Final Notice" regarding the 2017 delinquent taxes.

11. Wife has also been served with a lawsuit (Davidson County General Sessions Docket No.: 18GC-2779) from the Highland Creek Homeowners Association, Inc., for past-due homeowners association fees and dues.

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12. The Davidson County Assessor of Property has appraised the marital residence at $367,700 for the 2017 Assessment Year.

13. The marital residence is mortgaged through Pinnacle Bank and has a principal balance of less than $100,000.

14. Wife owns certain separate real property located at 17280 Wildcat Drive in Fort Myers, Florida, and certain separate real property located at 17300 Wildcat Drive in Fort Myers, Florida.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that Plaintiff/Wife may list the real property located at 2224 Maple Grove Lane, Nashville, Tennessee 37211; 17280 Wildcat Drive in Fort Myers, Florida; and, 17300 Wildcat Drive in Fort Myers, Florida, to be sold. These properties are to be listed for sale immediately with real estate agent(s) of Plaintiff/Wife's choosing. Plaintiff/Wife and the real estate agent(s) shall agree upon an appropriate listing price for each parcel.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that legal title to the real property described herein is transferred to Samah Mohammed Dasouqi, Plaintiff/Wife, solely for the purpose of giving her the authority to sign any listing document or any other document necessary to sell the real property described herein. Any and all interest of Fares El Mohammed, Defendant/Husband, in the real property described herein is hereby divested out of Fares El Mohammed, Defendant/Husband, and vested solely in Samah Mohammed Dasouqi, Plaintiff/Wife.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any and all proceeds from the sale of the real property located at 2224 Maple Grove Lane, Nashville, Tennessee 37211, after all cost associated with the sale have been paid, will be paid directly from

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the purchaser to the Trust Account of Lisa Webb, and the funds will then be held in Lisa Webb's trust account, pending further orders of this Court.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any and all proceeds from the sale of the real property located at 17280 Wildcat Drive in Fort Myers, Florida and real property located at 17300 Wildcat Drive in Fort Myers, Florida, after all cost associated with the sale have been paid, will be paid directly from the purchaser to the Trust Account of Lisa Webb, and the funds will then be held in Lisa Webb's trust account, pending further orders of this Court.

IT IS SO ORDERED.

ENTERED this the 7th day of May, 2018.

THE HONORABLE PHILIP SMITH
FOURTH CIRCUIT COURT JUDGE

APPROVED FOR ENTRY:

Lisa Webb, BPR #33047
Brooke A. Borders, BPR #34155
5505 Edmondson Pike, Suite 11
Nashville, Tennessee
(615) 628-7052

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CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 24 day of April, 2018, a true and exact copy of the forgoing has been forwarded to the person(s) listed below:

Fares El Mohammed
2224 Maple Grove Lane
Nashville, Tennessee 37211

By the method identified as follows:

✓	Placed in U.S. Mail, Postage Prepaid
_____	Hand Delivery
_____	Fax
_____	Overnight Delivery
_____	Certified Mail, Return Receipt Requested
_____	Email

LISA WEBB

CLERK'S CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the ____ day of _____, 2018, a true and exact copy of the forgoing has been forwarded to the person(s) listed below:

Lisa Webb, Esq.
5505 Edmondson Pike, Suite 11
Nashville, Tennessee 37211

By the method identified as follows:

_____	Placed in U.S. Mail, Postage Prepaid
_____	Hand Delivery
_____	Fax
_____	Overnight Delivery
_____	Certified Mail, Return Receipt Requested
_____	Email

DEPUTY CLERK

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the FOURTH Circuit Court for Davidson County, Tennessee, on the 07 day of MAY, 2018, in Docket Number 15D2044 between DASOUQI, SAMAH MOHAMMAD, Plaintiff, and MOHAMMED, FARES EL, Defendant, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 13 day of JULY in the year two thousand eighteen and in the 242nd year of American Independence.

RICHARD R. ROOKER, Clerk,

RICHARD R. ROOKER CIRCUIT COURT CLERK

By

Deputy Clerk

[SEAL]