E-FILED
7/11/2018 9:44 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AT NASHVILLE

Woodbine Community Organization, Inc. Petitioner,	)	
VS	)	Case No. 17-0855-I
Janet Howard Respondent.	)	

Bill Garrett Davidson County
Batch# 119474 ORDER
07/24/2018 08:23:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180724-0071828

ORDER FOR DEFAULT JUDGMENT

This Motion for Default Judgment came to be heard on the ____ day of July 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 4-27-2018, 5-4-2018, 5-11-2018, and 5-18-2018.
4. The Respondent has filed no response as of 6-21-2018.

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

   Land in Davidson County, Tennessee, being a part of the Kocsis Property in South Nashville, nor of record, being sometimes called Lot No. 3 in the Division of said Property, and described as follows:

   Beginning in the north margin of Fain Street, 91 feet west of the northwest corner of Fain Street, and Fairfield Avenue, being the southwest corner of the property conveyed to Ella S. Donlon, by deed from Jacobs H. Doyle, as of record in Book 1005, page 589; thence with Donlon's line, North 16 feet to an alley; thence west with the south margin of said alley; 36 feet to a point; thence south 165 feet to the northmargin of Fain Street; thence east with said street, 36 feet to the point of beginning.

   This unimproved property known as 92 Fain Street, Nashville, Tennessee 37210.

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 July, 2018.

s/Claudia C. Bonnyman
Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 13th DAY OF July 2018
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

/s/ Jonathan Faught

Jonathan S. Faught No. 23258
The Law Office of Jonathan S. Faught, LLC
5110 Maryland Way, Ste 120
Brentwood, TN 37027

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:

Janet Howard
92 Fain Street
Nashville, TN 37210

On this the 21st day of June, 2018.

/s/ Jonathan Faught

Jonathan S. Faught