Karen Y Johnson Davidson County
Batch# 167607 AFFIDAVIT
11/27/2018 04:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20181127-0115808

This Instrument prepared by:
Scott D. Weiss, Esq.
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

Map: 060-12-0
Parcel: 022.00

AFFIDAVIT OF TITLE

This Affidavit of Title is made this 27th day of November, 2018, for the purposes of confirming title to certain real property located at **2904 Morningside Drive, Nashville, Tennessee 37207**, being more particularly described as Lot Nos. 43 and 44 on Block "B" on the Plan of Highland Park, of record in Plat Book 974 at page 33, Register's Office for Davidson County, Tennessee (hereinafter "Subject Property").

Comes now Scott D. Weiss, who having first been duly sworn according to law, deposes and says:

1. I am a citizen of and licensed to practice law in the State of Tennessee.

2. On June 30, 1986, the Subject Property was vested in Tommy E. Jamison and wife, Margaret H. Jamison by deed of record in Book 6906, Page 456, Register's Office for Davidson County, Tennessee; and,

3. On October 13, 2017 a Quitclaim Deed was recorded at Instrument No. 20171013-0104919 in the said Register's Office purporting to convey the Subject Property from Tommy E. Jamison and wife, Margaret H. Jamison, to Sidney Matsey on October 6, 2017; and,

4. By Order Granting Default Judgment entered by the Chancery Court for Davidson County, Tennessee ("Order"), the said Quitclaim Deed of record in Instrument No. 20171013-0104919 was rendered void ab initio. A copy of said Order being attached to this Affidavit of Title as Exhibit "A"; and,

5. Pursuant to such Order, the Warranty Deed of record in Book 6906, Page 456, said Register's Office, does and shall establish rightful ownership in fee simple to the Subject Property in Tommy E. Jamison and wife, Margaret H. Jamison.

FURTHER AFFIANT SAITH NOT.

SCOTT D. WEISS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Scott D. Weiss, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this Affidavit are all true to the best of his knowledge, information and belief and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 27th day of November, 2018.

Notary Public

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21

I, Scott D. Weiss, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Scott D. Weiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for this County and State, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/8/21

Notary Public

VICKI M. THOMAS
DAVIDSON COUNTY

C

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
OCT 19 2018
Dav. Co. Chancery Court

TOMMY E. JAMISON and MARGARET H. JAMISON,	)	
Plaintiffs,	)	F04-A
v.	)	**No. 18-239-IV**
SIDNEY DAVID MATSEY,	)	
Defendant.	)	

2018 OCT 25 AM 9:37
CHANCERY CT
FILED

ORDER GRANTING DEFAULT JUDGMENT

This cause came on to be heard on the 19th day of October, 2018, before the Honorable Russell T. Perkins, Chancellor, upon Plaintiff's Motion for Default Judgment filed in this matter. Based upon Plaintiff's Motion, statements of counsel, the affidavit of Scott D. Weiss, attorney for Plaintiff, and the entire record in this case, this Court finds that Defendant, Sidney David Matsey failed to plead or otherwise defend this action within the time required by law and therefore, the Plaintiffs are entitled to a judgment in this matter. The Court further finds that this is a suit to void and vacate the conveyance of Plaintiff's real property located at 1214 Elliston Street, Old Hickory, Tennessee 37138 due to the fraudulent conveyance of said property by the Defendant who forged the Plaintiff's names on a quitclaim deed purporting to convey the said property to the Defendant.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Quitclaim Deed of record in Instrument No. 20171013-0104919, Register's Office for Davidson County, Tennessee, shall be rendered void ab initio.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Warranty Deed of record in Book 6906, Page 456, Register's Office for Davidson County, Tennessee, does and shall establish rightful ownership in fee simple in the subject property to Tommy E. Jamison and wife, Margaret H. Jamison.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff shall be awarded the costs and reasonable attorney's fees that they have incurred in the amount of Three Thousand and 00/100 ($3,000.00) Dollars.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that costs of this matter shall be taxed to Defendant(s), for which execution may cause if necessary.

ENTER this 19th day of October, 2018.

Russell T. Perkins, Chancellor

Submitted for Entry:

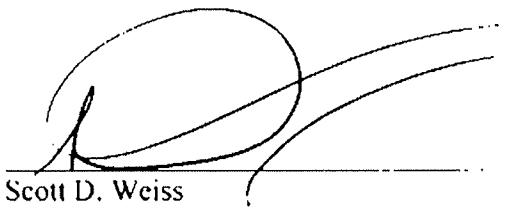
Scott D. Weiss, (BPR #20552)
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301
Nashville, TN 37203
(615) 661-5527
scott @ peteweisslaw.com

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 27th DAY OF November, 2018
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been mailed, United States Mail, first class, postage prepaid, this 19th day of October, 2018, to the following:

David Sidney Matsey
#141077
3500 North Elm Road
Michigan Dept. of Correction
G. Robert Cotton Facility
Jackson, MI 49201



Scott D. Weiss

MAILED
10/25/18

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/08/2021

Notary Public