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Dav. Co. Chancery Court

**IN THE CHANCERY COURT FOR DAVISON COUNTY, TENNESSEE**
**AT NASHVILLE**

**KATHERINE WATSON &**
**ELIZABETH WATSON,**
**Petitioners,**

v.

**ANTHONY BLAKE CARPENTER,**
**Respondents.**

F04D
**Case No. 18-0790-III**

Karen Johnson Davidson County
Batch# 185373 ORDER
01/18/2019 08:43:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190118-0005237

FILED
2018 DEC 13 AM 10:20
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

## ORDER FOR DEFAULT JUDGMENT

This cause ~~came~~ was docketed to be heard on the 7th day of December, 2018 before Chancellor Ellen Hobbs Lyle for the Davidson County Chancery Court, Part III, upon the Motion for Default Judgment filed by Petitioners Katherine Watson and Elizabeth Watson. Present in Court was Counsel for Petitioners, Mitchell Miller. No opposition was filed to the Motion. After a review of the record as a whole, and upon applying Local Rule 26.04(g) the Court finds that Plaintiff's Motion is well-taken and should be and is hereby GRANTED. Specifically, this Court finds as follows:

1. This Court has jurisdiction over this matter because the real property at issue is located in Davidson County.

2. On July 18, 2018, Petitioner's filed a Petition to Quiet Title to real property located at 3346 Ezell Road, Nashville, Davidson County, Tennessee 37211 (the "Property").

3. Petitioners properly moved this Court for permission to serve Respondent Anthony Blake Carpenter by publication and filed an affidavit sufficient to support the request.

4. On August 16, 2018, this Court granted Petitioner's Motion, and Respondent was served by publication in the Tennessean newspaper on 8/31/18, 9/7/18, 9/14/18, and 9/21/18.

5. More than thirty (30) days have passed since the last date of publication. ETL

6. To date, Respondent has not filed an Answer or entered an appearance, NOR has the Respondent responded to the Motion for Default.

7. Respondent is not in the class of persons against whom a default judgment may not be taken pursuant to Tennessee Rule of Civil Procedure 55.01.

8. Accordingly, Petitioners are entitled to a judgment by default.

**IT IS THEREFORE, ORDERED, ADJUDGED, AND DECREED that:**

1. Default judgment is hereby entered and awarded to Petitioners in this cause;

2. Petitioners, and Petitioners alone, are hereby vested with title in fee simple absolute to the real property located at 3346 Ezell Road, Nashville, Davidson County, Tennessee 37211.

Court costs are taxed to the Respondent.

**ENTERED** this 7th day of December, 2018.

Ellen Hobbs Lyle

**CHANCELLOR ELLEN HOBBS LYLE**

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 8 DAY OF January 2019
MARIA M. SALAS, CLERK & MASTER
BY Vicki Bailey
DEPUTY

**APPROVED FOR ENTRY**

Jennifer Sheppard (24699)
John R. Wilks (32784)
Mitchell Miller (36126)
**MARTIN HELLER POTEMPA & SHEPPARD, PLLC**
2122 21ST Avenue South
Nashville, Tennessee 37212
(615) 800-7096
mmiler@mhpslaw.com

*Attorneys for Petitioners*

**CERTIFICATE OF SERVICE**

I hereby certify that the foregoing document was sent by postage prepaid first-class mail or electronic mail with permission to the following:

Katherine Joanne Watson
*watsonkj18@mail.vmi.edu*

Elizabeth Louise Watson
*ewatson12@my.apsu.edu*

This 7th day of December, 2018.

Mitchell Miller

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

12/13/18
Date