Karen Johnson Davidson County
Batch# 187047 ORDER
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20190123-0006522

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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

JANICE SPRUIELL,

PETITIONER,

v.

UNKNOWN DEFENDANTS/HEIRS OF FRANCES J. GORE, and,
UNKNOWN DEFENDANTS/HEIRS OF MARK C. SPRUIELL,

RESPONDENTS.

DOCKET NO. 18-0550-IV

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FILED
2018 NOV 30 AM 11:36
DAVIDSON CO. CHANCERY CT
DC&M

FINAL ORDER

This cause came to be heard on the 26th day of October, 2018, upon the Plaintiff's Motion for Default. There being no opposition to the Plaintiff's Motion for Default Judgment, and no Answer to the Petition filed by the Respondents, the Court hereby finds that Plaintiff's Motion for Default is well taken and should be granted.

IT IS THEREFORE, ORDERED, ADJUDGED, AND DECREED that the Plaintiff's Motion for Default is well taken and hereby granted.

IT IS FURTHER, ORDERED, ADJUDGED, AND DECREED that **JANICE R. [SPRUIELL] KING**, is the lawful owner and is hereby vested with absolute and unencumbered title in in fee simple absolute to certain real property, located at 1229 Timber Valley Drive, Nashville, Davidson County, Tennessee, 37214, being more particularly described as follows:

> BEING LOT NO. 50, ON THE FINAL SUBDIVISION PLAT OF EAST LAKE, SECTION IV OF RECORD IN BOOK 5800. PAGE 245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
> BEING THE SAME PROPERTY CONVEYED TO THE WITHIN GRANTORS BY DEED DATED 12/12/2000 AND RECORDED 12/20/2000 AS INSTRUMENT NUMBER 20001220-0124777 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, CONDITIONS, COVENANTS, AND RESTRICTIONS (AS MAY BE AMENDED OR SUPPLEMENTED), ALL EASEMENTS, UTILITY EASEMENTS, OR RIGHTS OF WAY FOR PUBLIC UTILITIES THAT APPEAR IN THE APPROPRIATE RECORD.

A. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND OR INSPECTION OF THE PREMISES THEREOF.

B. PROPERTY TAXES FOR THE CURRENT YEAR.

IT IS FURTHER, ORDERED, ADJUDGED, AND DECREED that **JANICE R. [SPRUIELL] KING**, is hereby awarded the sole and complete right to the possession of the property located at 1229 Timber Valley Drive, Nashville, Davidson County, Tennessee, 37214.

IT IS FURTHER, ORDERED, ADJUDGED, AND DECREED that the unknown Respondents, and any and all person(s) claiming under any of them, or any combination of them, shall forever be barred from all claim to an estate or interest in the property located at 1229 Timber Valley Drive, Nashville, Davidson County, Tennessee, 37214.

IT IS FURTHER, ORDERED, ADJUDGED, AND DECREED that the costs of this cause are taxed to the Plaintiff, if any, for which execution may issue, if necessary.

ENTERED, this _____ day of _____, 201__.

HONORABLE RUSSELL PERKINS, CHANCELLOR

APPROVED FOR ENTRY:

LINDSEY L. LAWRENCE, BPR# 032697
10574 Lebanon Road
Mt. Juliet, Tennessee 37214
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Lindsey@MarshallLawTN.com

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 7th DAY OF January 2019
MARIA M. SALAS, CLERK & MASTER
BY _____
DEPUTY

201901230006522

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 14th day of November, 2018, a true and exact copy of the foregoing document has been forwarded to the person(s) listed below:

UNKNOWN DEFENDANTS/HEIRS OF FRANCES J. GORE
General Mail Services
P.O. Box 196300
Nashville, TN 37219

UNKNOWN DEFENDANTS/HEIRS OF FRANCES J. GORE
1229 Timber Valley Drive
Nashville, TN 37214

UNKNOWN DEFENDANTS/HEIRS OF MARK C. SPRUIELL
General Mail Services
P.O. Box 196300
Nashville, TN 37219

UNKNOWN DEFENDANTS/HEIRS OF MARK C. SPRUIELL
1229 Timber Valley Drive
Nashville, TN 37214

by the method identified as follows:

- ■ U.S. Mail, Postage Prepaid
- ☐ Hand Delivered
- ☐ Electronic Adobe PDF – Tenn. R. Civ. P. 5.02(2)
- ☐ Certified Mail, Return Receipt Requested
- ☐ Facsimile – Tenn. R. Civ. P. 5.02(1)

LINDSEY L. LAWRENCE

True Copy Certification

I, Joseph Krapf, 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.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, ~~[Name of Notary]~~ Katherine Skuba, a notary public for this county and state, ~~[name of person making certification]~~ JOSEPH KRAPF who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/4/2020

Notary' Seal (if on paper)

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND