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Dav. Co. Chancery Court

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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

MOHOMMAD RAHIMI and ZARY RAHIMI	)	
Plaintiffs,	)	FOUR
vs.	)	Case No: 19-751-IV
DENNIS JOYNER, LENORA JOYNER, DENNIS JOYNER JR., and their heirs, successors, personal representatives and assigns.	)	
Defendants.	)	

2019 NOV -8 PM 1:25

Karen Johnson Davidson County
Batch# 316367 ORDER
11/15/2019 11:43:03 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191115-0118099

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiffs, Mohommad Rahimi and Zary Rahimi, as to Defendants, Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns, was made pursuant to TRCP 55 and was set to be heard on October 25, 2019.

It appears to this Court that the Defendants, Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns, after being served by Order of Publication did not respond to the Motion for Default Judgment that was filed on October 14, 2019. It also appears to this Court that no answer or other defense has been filed by the Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns It is hereby:

ORDERED, ADJUDGED AND DECREED that the Plaintiffs in this action are entitled to a Default Judgment against the Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 3909 Alabama Ave, Nashville, TN 37209 under the Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns, except as set forth herein below, are barred from claiming title to The Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the plan of the Tariff Reform Addition, as of record in book No. 161, Page 32, Register's Office for Davidson County, Tennessee.
>
> Being the same property transferred to Mohommad Rahimi and Zary Rahimi by Final Decree Confirming Sale of record in the Register of Deeds of Davidson County, Tennessee as recorded in Instrument Number 20100325-0022227, Register's Office for Davidson County, Tennessee.
>
> This is unimproved real property commonly known as 3909 Alabama Ave., Nashville, TN 37209.

Is vested in the Plaintiffs;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 3911 Alabama Ave, Nashville, TN 37209 under the Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns, except as set forth herein below, are barred from claiming title to The Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns in the real property described as follows:

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 3915 Alabama Ave, Nashville, TN 37209 under the Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns, except as set forth herein below, are barred from claiming title to The Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the plan of the Tariff Reform Addition, as of record in book No. 161, Page 32, Register's Office for Davidson County, Tennessee.
>
> Being the same property transferred to Mohommad Rahimi and Zary Rahimi by Final Decree Confirming Sale of record in the Register of Deeds of Davidson County, Tennessee as recorded in Instrument Number 20110211-0011908, Register's Office for Davidson County, Tennessee.
>
> This is unimproved real property commonly known as 3915 Alabama Ave., Nashville, TN 37209.

Is vested in the Plaintiffs;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 607 29th Avenue North, Nashville, TN 37209 under the Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns, except as set forth herein below, are barred from claiming title to The Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns in the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of the Tariff Reform Addition, as of record in book No. 161, Page 32, Register's Office for Davidson County, Tennessee.

Being the same property transferred to Mohommad Rahimi and Zary Rahimi by Final Decree Confirming Sale of record in the Register of Deeds of Davidson County, Tennessee as recorded in Instrument Number 20100325-0022228, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 3911 Alabama Ave., Nashville, TN 37209.

Is vested in the Plaintiffs;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 3913 Alabama Ave, Nashville, TN 37209 under the Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns, except as set forth herein below, are barred from claiming title to The Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns in the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of the Tariff Reform Addition, as of record in book No. 161, Page 32, Register's Office for Davidson County, Tennessee.

Being the same property transferred to Mohommad Rahimi and Zary Rahimi by Final Decree Confirming Sale of record in the Register of Deeds of Davidson County, Tennessee as recorded in Instrument Number 20100325-0022229, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 3913 Alabama Ave., Nashville, TN 37209.

Is vested in the Plaintiffs;

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of the Clifton Plan, of lots, as of record in book No. 21, Page 35, Register's Office for Davidson County, Tennessee.

Being the same property transferred to Mohommad Rahimi and Zary Rahimi by Final Decree Confirming Sale of record in the Register of Deeds of Davidson County, Tennessee as recorded in Instrument Number 20100325-0022226, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 607 39th Avenue North, Nashville, TN 37209.

Is vested in the Plaintiffs; and

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

ENTERED this _____ day of _____, 2019.

RUSSEL T. PERKINS, CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 15th DAY OF November 2019
MARIA M. SALAS, CLERK & MASTER
BY Beth Welch
DEPUTY

APPROVED FOR ENTRY:

Robert J. Notestine III #12195
Notestine Law Firm
Attorney for Plaintiffs
Mohommad Rahimi
Zary Rahimi
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Nashville, TN 37205
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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was not sent by first class mail to the Defendants, Dennis Joyner, Lenora Joyner, Dennis Joyner, Jr., and their heirs, successors, personal representatives and assigns, as they cannot be located.

On this 31st day of October, 2019.

Respectfully Submitted,

Robert J. Notestine III
Notestine Law Firm
Attorney for Plaintiff
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Zary Rahimi
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