FAX RECEIVED ORDER
DATE DEC - 5 2019 TIME
DAVIDSON COUNTY CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

KENT WILLIAMS)
AND)
AGGIE WILLIAMS,)
AKA AGGIE J. TADLOCK,)
Plaintiffs,)
v.)
SIDNEY DAVID MATSEY,)
Defendant.)

FILED
2019 DEC 11 PM 3:00
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

F.D-4 O.C.

No. 19-1033-H
Notice of Entry Requested

Karen Johnson Davidson County
Batch# 328635 ORDER
12/12/2019 10:20:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191212-0128142

ORDER GRANTING DEFAULT JUDGMENT

WHEREAS, Plaintiffs, Kent and Aggie Williams, filed a Complaint for Quiet Title regarding 1312 Joseph Ave., Nashville, TN 37207 ("Property"), and the Defendant, Sidney David Matsey, was served pursuant to an Order of Publication Notice and said Defendant did not file a timely answer;

WHEREAS, the Plaintiffs, Kent and Aggie Williams, filed a Motion for Default Judgment on November 22, 2019, and the Defendant, Sidney David Matsey failed to respond to said Motion pursuant to Local Rule § 26.04(g);

WHEREAS, based on the Plaintiffs' Complaint for Quiet Title and accompanying affidavits, exhibits, and the entire record herein, the court finds that this suit to void and vacate

the conveyance of Plaintiffs' real property located at 1312 Joseph Ave., Nashville, TN 37207 is well taken due to the fraudulent conveyance of said property by the Defendant who forged the Plaintiffs' names on a quitclaim deed purporting to convey the said property to the Defendant;

WHEREAS, based upon Plaintiffs' Motion, the affidavit of Eric K. Fox, 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 pursuant to Local Rule § 26.04(g);

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Plaintiffs' Motion for Default Judgment regarding Plaintiffs' Complaint for Quiet Title is hereby granted.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Quitclaim Deed conveyance dated on or about October 6, 2017 and recorded as Instrument No. 20171013-0104920, Register's Office for Davidson County, Tennessee on or about October 13, 2017, is hereby declared void ab initio.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Quit Claim Deed, Instrument No. 20050722-0085503, dated on or about July 14, 2005, and recorded in Register's Office for Davidson County, Tennessee on or about July 22, 2005, does and shall establish rightful ownership in tenancy by the entirety in the subject property to Kent Williams and wife, Aggie Williams aka Aggie J. Tadlock. Court costs are taxed to Plaintiff, which have been paid.

Agm 12-11-19

Entered this the 11th day of December, 2019.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 11th DAY OF December 2019
MARIA M. SALAS, CLERK & MASTER
BY Bethwelch DEPUTY

Honorable Anne C. Martin

Approved for Entry:

Eric K. Fox, Esq.
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RULE 58 CERTIFICATION

A Copy of this order has been served by U. S. Mail upon all parties or their counsel named above.

MB
Deputy Clerk and Master
Chancery Court

12/11/19
Date