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1/9/2020 3:22 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.	)	
Plaintiff,	)	
vs.	)	Case No: 19-982-III
MARY E. CHANCE, MICHAEL H. STAFFORD, MICHAEL L. STAFFORD BRITTANY M. TOSHACH, STEVEN K. STAFFORD, STEVEN STAFFORD, JR., BRIENNA HARDY, KATRINKA JORDAN, THERSA D. STAFFORD and their heirs, successors, personal representatives and assigns.	)	
Defendants.	)	

Karen Johnson Davidson County
Batch# 342937 ORDER
01/14/2020 01:27:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200114-0004992

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants, Brittany M. Toshach, Brienna Hardy, and their heirs, successors, personal representatives and assigns, was made pursuant to TRCP 55 and was set to be heard on January 3, 2020.

It appears to this Court that the Defendants, Brittany M. Toshach, Brienna Hardy, and their heirs, successors, personal representatives and assigns, after being served with a summons and copy of the Verified Complaint by Certified Mail did not respond to the Motion for Default Judgment that was filed on December 18, 2019. It also appears to this Court that no answer or other defense has been filed by the Defendants, Brittany M. Toshach, Brienna Hardy, and their heirs, successors, personal representatives and assigns. It is hereby:

ORDERED, ADJUDGED AND DECREED that the Plaintiff in this action is entitled to a Default Judgment against the Defendants, Brittany M. Toshach, Brienna Hardy, 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 734 Madison Blvd., Madison, TN 37115 (hereinafter The Property) under the Defendants, Brittany M. Toshach, Brienna Hardy, 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, Brittany M. Toshach, Brienna Hardy, and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Being Lot No. 31, in Block "B" of Madison Subdivision as shown by the plat of record in Book No. 843, Page No. 75, Register's Office for said county.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated October 11, 2018, of record in Instrument Number 20181011-0100924, Register's Office, Davidson County, Tennessee.
>
> This is improved real property commonly known as 734 Madison Blvd., Madison, TN 37115.

Is vested in the Plaintiff; 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 _____, 2020.

s/ Ellen Hobbs Lyle
ELLEN HOBBS LYLE, CHANCELLOR

APPROVED FOR ENTRY:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 10th DAY OF January, 2020
MARIA M. SALAS, CLERK & MASTER
BY _____
DEPUTY

/s/ Robert J. Notestine, III
Robert J. Notestine III #12195
Notestine Law Firm
Attorney for Plaintiff
Affordable Housing Resources, Inc.
109 Kenner Avenue, #201
Nashville, TN 37205
(615) 297-1568, #11
(615) 297-2413 (fax)
bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was sent by first class mail to Defendant Brittany M. Toshach, at 2937 Weston Blvd., Murfreesboro, TN 37128, and to Defendant Brienna Hardy at 817 Gardenside Drive, Owensboro, KY 42301

On this 3rd day of January, 2020.

Respectfully Submitted,

/s/ Robert J. Notestine, III
Robert J. Notestine III
Notestine Law Firm
Attorney for Plaintiff
Affordable Housings Resources, Inc.
109 Kenner Avenue, #201
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