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FEB 25 2020
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

Yu "Cindy" Zhu Gong,

Plaintiff,

v.

Wayne Wonho Yi,

Defendant.

F.04 A

Docket No. 19-0992-IV

Karen Johnson Davidson County
Batch# 369187 ORDER
03/09/2020 09:35:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200309-0025983

FILED
2020 FEB 11 AM 9:20

ORDER FOR THE TRANSFER OF REAL PROPERTY TO PLAINTIFF YU ZHU GONG

This matter came before the Court for a hearing on Plaintiff's motion for default judgment on January 24, 2020. Counsel for the Plaintiff was present. The Defendant was not present and did not contact the Court or Plaintiff's counsel regarding Plaintiff's motion. The record indicated that Defendant was served with a summons and complaint, but he had not answered the Plaintiff's complaint or taken any other action to assert a defense in the action within the time period to respond under Tennessee Rules of Civil Procedure.

Based on the Plaintiff's complaint, the Plaintiff's motion for default judgment, and being otherwise sufficiently informed, the Court found that Plaintiff's motion was well-taken and **GRANTED** said Plaintiff's motion for default judgment against Defendant Wayne Wonho Yi.

Based on the proof in the record and being otherwise sufficiently advised, it is hereby **ORDERED, ADJUDGED, and DECREED** as follows:

Plaintiff is **ADJUDGED** to be the owner of the real property described in Instrument Number 20050426-0046461, dated April 25, 2005, in the Register's Office for Davidson County.

Defendant is ADJUDGED to have given a warranty to Plaintiff with respect to the deed

to the real property described in Instrument Number 20050426-0046461 in the Register's Office. RTP

It is **FURTHER ORDERED** that Plaintiff be awarded specific performance and is entitled to have the previously described real property transferred to her.

It is **FURTHER ORDERED** that the Clerk and Master of Davidson County, Tennessee shall execute and issue a quitclaim deed to Yu Zhu Gong. RTP

It is **FURTHER ORDERED** that all costs associated with the transferring of the real property shall be taxed to the Plaintiff. Court costs are taxed to Defendant. RTP

It is **ORDERED** that SunTrust Bank or any entity holding a lien on the aforementioned described real property **SHALL** take all reasonable and necessary steps to facilitate and accomplish the conveyance of the real property to Yu Zhu Gong in all deliberate speed.

ENTERED this _____ day of _____, 2020.

Russell D. Perkins

HONORABLE RUSSELL PERKINS
CHANCERY COURT JUDGE

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

APPROVED FOR ENTRY BY:

LAW OFFICES OF LUVELL GLANTON, PLLC

Luvell L. Glanton, BPR 14172
Attorney for Plaintiff
915 Jefferson St., 2nd Floor
Nashville, Tennessee 37208
(615) 244-4511/(615) 244-7226 Fax
glantonfirm@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded via U.S. Mail, postage prepaid to:

Wayne Wonho Yi
9121 Centennial Circle
Apartment 103 B
Anchorage, Alaska 99504-1483
Defendant *Pro Se*

Courtesy Copy to:
John R. Cheadle, Jr.
CHEADLE LAW
2404 Crestmoor Rd.
Nashville, TN 37215
Attorney for SunTrust Bank

On this the 5th day of February 2020.

Luvell L. Glanton

MAILED
2/11/20