E-FILED
8/3/2020 6:07 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.	)	
Plaintiff,	)	
vs.	)	Case No: 19-953-II
ROBERT A. BERRY, JR., LIZZIE L. BERRY, FAITH LENEAIR BERRY, ROBERT FRANKLIN, EVELYN GREENE BEALL a/k/a PAT BEALL, DONTALLO LARKINS, UREENA HOSKINS, STEVEN JOHNSON, and their heirs, successors, personal representatives and assigns.	)	
Defendants.	)	

Karen Johnson Davidson County
Batch# 458506 ORDER
08/17/2020 02:34:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200817-0092196

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants, Robert A. Berry, Jr., Lizzie L. Berry, Faith Leneair Berry, Robert Franklin, Eveyln Greene Beall a/k/a Pat Beall, Dontallo Larkins, Steven Johnson, and their heirs, successors, personal representatives and assigns, was made pursuant to TRCP 55 and was set to be heard on May 29, 2020. The Motion was reset by the Court to June 26, 2020.

It appears to this Court that the Defendants, Robert A. Berry, Jr., Lizzie L. Berry, Faith Leneair Berry, Robert Franklin, Eveyln Greene Beall a/k/a Pat Beall, Dontallo Larkins, Steven Johnson, 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 May 8, 2020. It also appears to this Court that no answer or other defense has been filed by the Defendants, Robert A. Berry, Jr., Lizzie L. Berry, Faith

Leneair Berry, Robert Franklin, Eveyln Greene Beall a/k/a Pat Beall, Dontallo Larkins, Steven Johnson, 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, Robert A. Berry, Jr., Lizzie L. Berry, Faith Leneair Berry, Robert Franklin, Eveyln Greene Beall a/k/a Pat Beall, Dontalio Larkins, Steven Johnson, 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 3107 Albion Street, Nashville, TN 37209 (hereinafter The Property) under the Defendants, Robert A. Berry, Jr., Lizzie L. Berry, Faith Leneair Berry, Robert Franklin, Eveyln Greene Beall a/k/a Pat Beall, Dontallo Larkins, Steven Johnson, 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, Robert A. Berry, Jr., Lizzie L. Berry, Faith Leneair Berry, Robert Franklin, Eveyln Greene Beall a/k/a Pat Beall, Dontallo Larkins, Steven Johnson, and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Being Lot Number 3 on the Plat of George I. Waddey's Subdivision of Blocks 16 and 26, Midway, of Record in Book 421, page 55, Register's Office for said County.
>
> Said Lot Number 3 fronts 50 feet on the southerly side of Albion Street, formerly Eden Street, and runs back between parallel lines 140 feet to an alley in the rear.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated October 11, 2018, of record in Instrument Number 20181011-0100923, Register's Office, Davidson County, Tennessee.

This is improved real property commonly known as 3107 Albion St., Nashville, TN 37209

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 3rd day of August, 2020.

Anne C. Martin
ANNE C. MARTIN, CHANCELLOR

APPROVED FOR ENTRY:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 6 DAY OF August 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 not forwarded to Defendants Robert A. Berry, Jr., Lizzie L. Berry, Faith Leneair Berry, Robert Franklin, Evelyn Greene Beall a/k/a Pat Beall, Dontallo Larkins, Steven Johnson, and their heirs, successors, personal representatives, and assigns, as their addresses are unknown and they were served by Order of Publication. I hereby certify that a true and exact copy of the foregoing Order was forwarded to Defendant Ureena Hoskins, via U.S. first class mail, postage prepaid, to 2116 Sparkling Meadows Ct., North Las Vegas, NV 89031

On this 24th day of July, 2020.

/s/ Robert J. Notestine, III
Robert J. Notestine III