Johnson Davidson County
Batch# 480053 ORDER
09/21/2020 02:28:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200921-0108159

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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AUG 17 2020
Dav. Co. Chancery Court

AFFORDABLE HOUSING RESOURCES, INC.	)	
Plaintiffs,	)	F.D-4
vs.	)	Case No: 20-0315-II
TRICIA NICOLE MEWBOURNE, and her heirs, personal representatives, successors and assigns,	)	TT
Defendants.	)	

FILED
2020 AUG 21 PM 3:46
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C. & M.

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendant, Tricia Nicole Mewbourne, and her heirs, successors, personal representatives and assigns, was made pursuant to TRCP 55 and was set to be heard on August 14, 2020.

It appears to this Court that the Defendant, Tricia Nicole Mewbourne, and her heirs, successors, personal representatives and assigns, after being served with a summons and copy of the Verified Complaint by Certified Mail on May 2, 2020, did not respond to the Motion for Default Judgment that was filed on July 31, 2020. It also appears to this Court that no answer or other defense has been filed by the Defendant, Tricia Nicole Mewbourne, and her 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 Defendant, Tricia Nicole Mewbourne, and her 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 710 Lena Street, Nashville, TN 37208 (hereinafter The Property) under the Defendant, Tricia Nicole Mewbourne, and her 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 Defendant, Tricia Nicole Mewbourne, and her heirs, successors, personal representatives and assigns in the real property described as follows:

> Lot 27 on the Map of Roth's Subdivision of Lot 22 of Boyd McNairy's Addition to Nashville of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 50 feet on the easterly side of 27th Avenue North and runs back between parallel lines 116 feet more or less to an alley.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County dated June 16, 2019, of record in Instrument Number 20190816-0082149, Register's Office, Davidson County, Tennessee.
>
> This is improved real property commonly known as 710 Lena Street, Nashville, Tennessee 37208.

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 31st day of August, 2020.

ANNE C. MARTIN, CHANCELLOR

APPROVED FOR ENTRY:

SEAL

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 14th DAY OF September 2020
MARIA M. SALAS, CLERK & MASTER
BY _____ D.C.

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 forwarded to Defendant, Tricia Nicole Mewbourne, by US first class mail, at 317 Bird Creek Drive, Little Elm, TX 75068.

On this 13th day of August, 2020.

Robert J. Notestine III

MAILED mb
8-21-20