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9/17/2020 10:24 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

ESTELLA A. BEARD)
)
Plaintiffs,)
)
vs.) Case No: 20-0045-IV
)
WILLARD G. AIDEN, JR.,)
THERESA LY,)
and their heirs, personal)
representatives, successors and assigns,)
)
Defendants.)

F04-II

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2020 SEP 18 PM 1:47
TEST: ... CLERK & MASTER

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Estella A. Beard, as to Defendants, Willard G. Aiden, Jr., Theresa Ly, and their heirs, successors, personal representatives and assigns, was made pursuant to TRCP 55 and was set to be heard on September 4, 2020.

It appears to this Court that the Defendants, Willard G. Aiden, Jr., Theresa Ly, and their heirs, successors, personal representatives and assigns, after being served by and Order of Publication did not respond to the Motion for Default Judgment that was filed on August 20, 2020. It also appears to this Court that no answer or other defense has been filed by the Defendants, Willard G. Aiden, Jr., Theresa Ly, 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, Willard G. Aiden, Jr., Theresa Ly, 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 1818 12th Avenue North, Nashville, TN 37208

Karen Johnson Davidson County
Batch# 488513 ORDER
10/02/2020 12:44:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201002-0114247

(hereinafter The Property) under the Defendants, Willard G. Aiden, Jr., Theresa Ly, 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, Willard G. Aiden, Jr., Theresa Ly, and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Cephus Woodard Subdivision of Lots 5 and 6, Woodard Property, as of record in Book 161, Page 174, Register's Office for said County.
>
> Said Lot No. 60 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.
>
> Being the same property conveyed to Willard G. Aiden, Jr., by Installment Deed from Minnie C. Bubis, dated August 5, 1964, of record in Book No. 3799, page 99, Register's Office for Davidson County, Tennessee. Willard G. Aiden, Jr., having died intestate and his heirs at law being Pointsetta Anthony, Rosa Simmons, Willene A. Jones, and Estella A. Beard. Poinsetta Anthony conveyed her interest in the Property to Estella A. Beard by Quitclaim Deed dated September 23, 2019, of record in Instrument Number 20190923-0096499, Register's Office for Davidson County, Tennessee. Rosa Simmons conveyed her interest in the Property to Estella A. Beard by Quitclaim Deed dated September 23, 2019, of record in Instrument Number 20190923-0096495, Register's Office for Davidson County, Tennessee. Willene A. Jones conveyed her interest in the Property to Estella A. Beard by Quitclaim Deed dated October 22, 2019, of record in Instrument Number 20191022-0108189, Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 1818 12th Avenue North, Nashville, TN 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 ____ day of _____, 2020.

RUSSELL T. PERKINS, CHANCELLOR

APPROVED FOR ENTRY:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 24th DAY OF September 2020
MARIA M. SALAS, CLERK & MASTER
BY _____
DEPUTY

/s/ Robert J. Notestine, III
Robert J. Notestine III #12195
Notestine Law Firm
Attorney for Plaintiff
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Nashville, TN 37205
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bob@notestinelaw.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was not sent by first class mail to Defendants, Willard G. Aiden, Jr., Theresa Ly, and their heirs, successors, personal representatives and assigns, as their whereabouts are unknown and they were served by order of publication.

On this 17th day of September, 2020.

Respectfully Submitted,

/s/ Robert J. Notestine, III
Robert J. Notestine III
Notestine Law Firm
Attorney for Plaintiff
Estella A. Beard

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