Karen Johnson Davidson County
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Fees: $32.00 Taxes: $0.00
20210707-0091464

E-FILED
3/26/2021 10:32 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.	)	
Plaintiff,	)	F044
vs.	)	Case No: 20-0239-I
ESTATE AND HEIRS OF WARREN, LUCILLE AND JESSE, LUCILLE WARREN a/k/a BECKY LUCILLE WARREN, JESSE WARREN, MARGARET JULIA WARREN, GARY WAYNE WARREN, GRADY L. WARREN, III, RONALD DAVID WARREN, HELEN MARIE WARREN BROWN, DOROTHY LOUISE WARREN WILLIAMS, FRED E. WILLIAMS, DAVID C. WILLIAMS, STEPHEN C. WILLIAMS, CINDY COLLINS, JESSE CARL WARREN, JR., WANDA WHALEY WARREN, PATRICIA ANN WARREN POTTS, WILLIE MARTIN POTTS, RONICA LANCASTER, MARTY POTTS, KENNY POTTS, TIMMY POTTS, TOMMY POTTS, and their heirs successors, personal representatives and assigns.	)	
Defendants.	)	

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DAVIDSON CO. CHANCERY CT.

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants, Estate and Heirs of Warren, Lucille and Jesse, Lucile Warren a/k/a Becky Lucille Warren, Jesse Warren, Margaret Julia Warren, Gary Wayne Warren, Ronald David Warren, Helen Marie Warren Brown, Dorothy Louise Warren Williams, Fred E. Williams, David C. Williams, Stephen C. Williams, Cindy Collins, Jesse Carl Warren, Jr., Wanda Whaley Warren,

Patricia Ann Warren Potts, Willie Martin Potts, Ronica Lancaster, Marty Potts, Kenny Potts, Timmy Potts, Tommy Potts, and their heirs, successors, personal representatives and assigns, was made pursuant to TRCP 55 and was set to be heard on March 26, 2021.

It appears to this Court that the Defendants, Estate and Heirs of Warren, Lucille and Jesse, Lucile Warren a/k/a Becky Lucille Warren, Jesse Warren, Margaret Julia Warren, Gary Wayne Warren, Ronald David Warren, Helen Marie Warren Brown, Dorothy Louise Warren Williams, Fred E. Williams, David C. Williams, Stephen C. Williams, Cindy Collins, Jesse Carl Warren, Jr., Wanda Whaley Warren, Patricia Ann Warren Potts, Willie Martin Potts, Ronica Lancaster, Marty Potts, Kenny Potts, Timmy Potts, Tommy Potts, and their heirs, successors, personal representatives and assigns, after being served by an Order of Publication, did not respond to the Motion for Default Judgment that was filed on March 12, 2021. It also appears to this Court that no answer or other defense has been filed by the Defendants, GEstate and Heirs of Warren, Lucille and Jesse, Lucile Warren a/k/a Becky Lucille Warren, Jesse Warren, Margaret Julia Warren, Gary Wayne Warren, Ronald David Warren, Helen Marie Warren Brown, Dorothy Louise Warren Williams, Fred E. Williams, David C. Williams, Stephen C. Williams, Cindy Collins, Jesse Carl Warren, Jr., Wanda Whaley Warren, Patricia Ann Warren Potts, Willie Martin Potts, Ronica Lancaster, Marty Potts, Kenny Potts, Timmy Potts, Tommy Potts, 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, Estate and Heirs of Warren, Lucille and Jesse, Lucile Warren a/k/a Becky Lucille Warren, Jesse Warren, Margaret Julia Warren, Gary Wayne Warren, Ronald David Warren, Helen Marie Warren Brown, Dorothy Louise Warren Williams, Fred E. Williams, David C. Williams, Stephen C. Williams, Cindy Collins, Jesse Carl Warren, Jr., Wanda

Whaley Warren, Patricia Ann Warren Potts, Willie Martin Potts, Ronica Lancaster, Marty Potts, Kenny Potts, Timmy Potts, Tommy Potts, 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 141 Elmhurst Avenue, Nashville, TN 37207 (hereinafter The Property) under the Defendants, Estate and Heirs of Warren, Lucille and Jesse, Lucile Warren a/k/a Becky Lucille Warren, Jesse Warren, Margaret Julia Warren, Gary Wayne Warren, Ronald David Warren, Helen Marie Warren Brown, Dorothy Louise Warren Williams, Fred E. Williams, David C. Williams, Stephen C. Williams, Cindy Collins, Jesse Carl Warren, Jr., Wanda Whaley Warren, Patricia Ann Warren Potts, Willie Martin Potts, Ronica Lancaster, Marty Potts, Kenny Potts, Timmy Potts, Tommy Potts, 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, Estate and Heirs of Warren, Lucille and Jesse, Lucile Warren a/k/a Becky Lucille Warren, Jesse Warren, Margaret Julia Warren, Gary Wayne Warren, Ronald David Warren, Helen Marie Warren Brown, Dorothy Louise Warren Williams, Fred E. Williams, David C. Williams, Stephen C. Williams, Cindy Collins, Jesse Carl Warren, Jr., Wanda Whaley Warren, Patricia Ann Warren Potts, Willie Martin Potts, Ronica Lancaster, Marty Potts, Kenny Potts, Timmy Potts, Tommy Potts, and their heirs, successors, personal representatives and assigns in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 of Block D on the Map of the Eastview Subdivision, as of record in Book 1711, Page 294, Register's Office for Davidson County, Tenenssee.

Said Lot No. 10 fronts 50 feet on the westerly side of Elmhurst Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated October 11, 2018, of record in Instrument Number 20181011-0100979, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 141 Elmhurst Avenue, Nashville, TN 37207.

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 _____, 2021.

Patricia H. Moskal

PATRICIA H. MOSKAL, CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 7th DAY OF June 2021
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

/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, Grady Lee Warren, III at 111 Canterbury Road, Clarksville, TN 37043 and that a copy was not sent to Defendants Lucile Warren a/k/a Becky Lucille Warren, Jesse Warren, Margaret Julia Warren, Gary Wayne Warren, Ronald David Warren, Helen Marie Warren Brown, Dorothy Louise Warren Williams, David C. Williams, Stephen C. Williams, Fred E. Williams, Cindy Collins, Jesse Carl Warren, Jr., Wanda Whaley Warren, Patricia Ann Warren Potts, Willie Martin Potts, Ronica Lancaster, Marty Potts, Kenny Potts, Timmy Potts, and Tommy Potts, as their addresses are unknown.

on this 26th day of March, 2021.

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

Tennessee Certification of Electronic Document

I, Robert J. Notestine, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brian James, a notary public for this county and state, Robert J. Notestine, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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