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7/7/2021 8:04 AM
CLERK & MASTER
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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
TWENTIETH JUDICIAL DISTRICT, PART III

SOUTHEASTERN INVESTMENTS IV LLC,	)	
Plaintiff,	)	
v.	)	**No. 20-708-III**
STEPHAN BRITT and MAUREEN BRITT,	)	**Notice of Entry Requested**
Defendants/Counter-Plaintiffs,	)	
v.	)	
SOUTHEASTERN INVESTMENTS IV, LLC,	)	
Counter-Defendant,	)	
v.	)	
PAUL PATE, individually and d/b/a PAUL PATE REAL ESTATE, ROBIN HAWKINS, and McDONALD, LONG, & JOHNSTON ESCROW, LLC,	)	
Third-Party Defendants.	)	

Karen Johnson Davidson County
Batch# 695667 ORDER
08/12/2021 08:39:03 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210812-0108633

AGREED FINAL JUDGMENT RESOLVING TITLE TO PROPERTY

Plaintiff filed its Complaint seeking a declaratory judgment that it had superior title to 4249 Andrew Jackson Parkway, Hermitage, Tennessee ("the Property"). Plaintiff claimed its title through a foreclosure auction sale called on July 2, 2020. Defendants Maureen Britt and Stephan Britt ("the Britts") counterclaimed and asserted they had superior title through a private purchase, deriving their title through the heirs of Roger Poole, the deceased grantor of the deed of trust under which the July 2, 2020, foreclosure auction was held. Plaintiff filed a Motion for Summary Judgment that brought to issue the competing title claims.

The Court entered an Order on April 21, 2021, overruling Plaintiff's Motion for Summary Judgment. The Britts did not file a competing Motion for Summary Judgment. However, in ruling on Plaintiff's Motion for Summary Judgment the Court analyzed the issue of title to the Property. Since the Court's ruling of April 21, 2021, Plaintiff has accepted the Court's analysis and resolution of the title issue, and has determined it will not further dispute title to the Property. All parties are in agreement the Court's ruling as contained in the Order of April 21, 2021, accurately decided the title issue. Because the parties are in agreement with the Court's decision regarding the title, they all agree that a final judgment regarding title pursuant to Tenn. R. Civ. P. Rule 54.02 should be entered. Further, because the title issue is being resolved, the parties further agree that all claims and counterclaims by and between Plaintiff, Southeastern Investments IV, LLC, and Stephan Britt and Maureen Britt, should be dismissed with prejudice as to refiling.

In addition to the claims between Plaintiff and the Britts, there are multiple other parties and multiple claims for relief in this case. If the resolution of title to the Property is not made a final judgment, the question of superior title would be unnecessarily delayed while all of the various other claims are resolved or decided and potentially appealed. The Court expressly finds that final resolution of the title to the Property by quieting title in Stephan Britt and Maureen Britt, and the resolution of the claims and counterclaims between Plaintiff and the Britts, create a situation where justice is best served by making final the resolution of the title to the Property. There is no just reason for delay in the entry of a final judgment as to the resolution of the title to the Property, which resolution necessarily encompasses all of the claims between Plaintiff and the Britts.

It is therefore ORDERED that title in fee simple to the Property, 4249 Andrew Jackson Parkway, Hermitage Tennessee, is resolved, decided, and quieted in Stephan Britt and Maureen Britt and that Southeastern Investments IV, LLC, has no right, title, or interest in or to the Property.

It is further ORDERED that the Temporary Injunction entered on August 10, 2020, enjoining Stephan Britt and Maureen Britt from actions regarding the Property, is Dissolved and Dismissed and of no further force and effect.

It is further ORDERED that all claims and counterclaims by and between Plaintiff, Southeastern Investments IV, LLC, and Defendants, Stephan Britt and Maureen Britt, are Dismissed with prejudice as to refiling.

It is further ORDERED that court costs to this point in the litigation are taxed to Plaintiff, Southeastern Investments IV, LLC, for which execution may issue if necessary, but all parties will bear their own attorney's fees, expenses, and discretionary costs.

It is further ORDERED that the Court expressly directs that this be entered as a final judgment pursuant to Tenn. R. Civ. P. 54.02, because there is no just reason for delay.

It is further ORDERED that all other matters are reserved.

s/ Ellen Hobbs Lyle
Chancellor

APPROVED FOR ENTRY:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 10th DAY OF Aug 2021
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

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CERTIFICATE OF SERVICE

I hereby certify that on the 30th day of June, 2021, a copy of the foregoing was filed electronically. Notice of this filing will be sent by operation of the Court's electronic filing system to all parties indicated on the electronic filing receipt. All other parties will be served by U.S. Mail, postage prepaid, and by e-mail.

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