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9/3/2021 9:36 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.

Plaintiff,

vs.

MICHAEL O. BRYANT, and their heirs, successors, personal representatives and assigns.

Defendants.

FOURTH

Case No: 21-0577-IV

2021 SEP -9 AM 10:59

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendant, Michael O. Bryant, and his heirs, successors, personal representatives and assigns, was made pursuant to TRCP 55 and was set to be heard on September 3, 2021.

It appears to this Court that the Defendant, Michael O. Bryant, and his 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 August 10, 2021. It also appears to this Court that no answer or other defense has been filed by the Defendant, Michael O. Bryant, and his 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, Michael O. Bryant, and his 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 1534 B 14th Avenue North, Nashville, TN 37208 (hereinafter The Property) under the Defendant, Michael O. Bryant, and his 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, Michael O. Bryant, and his heirs, successors, personal representatives and assigns in the real property described as follows:

> Being the southerly one-half of Lot No. 209, McGavock, Wetmore & Others, Second Addition to Nashville, called "The Addition to the town of McGavock," of record in Book 21, Page 41, said Register's Office.
>
> Said southerly half of Lot 209 fronts 25 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated April 7, 2020, and recorded on April 23, 2020, of record in Instrument Number 20200423-0042527, Register's Office, Davidson County, Tennessee.
>
> This is improved real property commonly known as 1534 B 14th 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 _____, 2021.

RUSSELL T. PERKINS, CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 22nd DAY OF September 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:

Michael O. Bryant
3412 Shellbark Drive
Whites Creek, TN 37189

on this 3rd day of September, 2021.

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

Certificate of Authenticity

I, Robert J. Notestine, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/9/2021.

Date

Affiant Signature

9/23/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2021.

Notary's Signature

My Commission Expires: 7/9/24

Date

Notary's Seal (if on paper)

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY