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8/24/2021 12:20 PM
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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
2021 AUG 30 PM 2:20
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

HOSSEIN AGHILI,

Plaintiff,

F04

Case No. 21-0143-I

v.

KARLA PATRICE GRIGSBY and UNKNOWN JOHN DOES 1-10,

Defendants.

ORDER TO QUIET TITLE AND FINAL JUDGMENT

This cause was heard on August 20, 2021, upon a Motion for Default filed by Plaintiff Hossein Aghili. Plaintiff's counsel appeared at the hearing, and no person appeared on behalf of any Defendant. No response opposing the Motion was filed.

Therefore, under Local Rule § 26.04, Plaintiff's Motion is GRANTED, and the Court finds:

1. On February 22, (Pmm) 2021, Mr. Aghili filed his Verified (Pmm) Complaint to Quiet Title to real property known as 713 Yowell Avenue, Madison, Davidson County, Tennessee.
2. An Order of Publication entered on ~~May 24~~ March 25 (Pmm), 2021, allowing all Defendants to be served by publication under Tenn. Code Ann. § 21-1-104. An Affidavit of Publication was filed on June 25, 2021, reflecting publication dates of June 4, 11, 18, and 25, 2021.
3. No Defendant filed an answer or otherwise responded to the Complaint within the time permitted by law. By failing to plead or otherwise defend the Complaint, all Defendants have admitted Plaintiff's allegations of facts and all inferences that arise from those allegations.

Karen Johnson Davidson County
Batch# 728959 ORDER
10/01/2021 01:54:58 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211001-0132488

4. Title to 713 Yowell Avenue, Madison, Davidson County, Tennessee, is divested from all persons known or unknown and is vested in fee to Hossein Aghili, the property being described as:

Land in Davidson County, Tennessee
Acres: .27
713 Yowell Avenue, Madison, Tennessee
Map and Parcel Number: 04314015200
Instrument No.: 20200205-0013631

And being further described as:

Tract 1:

Land in Davidson County, Tennessee being Lot 19 and the west one-half of Lot No. 18 of Block G on the map of Rainbow Terrace, of record in book 1130, page 85, Register's Office for said County.

Said Lot and part of said Lot fronts 75 feet on the north side of Yowell Avenue and run back between parallel lines, 145 feet more or less to a dead line.

Being the same property conveyed to Karla Patrice Grigsby by Herman O. Carlton, unmarried, by warranty deed dated May 31, 2005, of record with the Davidson County Register of Deeds as Instrument No. 20050602-0062067.

Being the same property conveyed to Hossein Aghili by Final Decree Confirming Sale entered on January 22, 2020, of record with the Davidson County Register of Deeds as Instrument No. 20200205-0013631.

Tract 2:

Being part of Lot No. 25 on an advanced copy of a plat of Rainbow Terrace Subdivision, Section No. 2, Madison, Tennessee, not of record, described according to a survey made by W.B. Turner Company, Engineers, August 26, 1947.

Beginning in the northwest corner of Lot No. 19 of Block G of the revised plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office of Davidson County, Tennessee, thence at right angles northwardly 15 feet; thence at right angles eastwardly 75 feet; thence at right angles southwardly 15 feet to the northerly line of Lot No. 18 of Block G on said revised plan, at a point 25 feet east of the corner of

Lots Nos. 18 and 19; thence with the northerly line of Lots Nos. 18 and 19; thence westwardly 75 feet to the beginning.

Being the same property conveyed to Karla Patrice Grigsby by Herman O. Carlton, unmarried, by warranty deed dated May 31, 2005, of record with the Davidson County, Tennessee Register of Deeds as Instrument No. 20050602-0062067.

Being the same property conveyed to Hossein Aghili by Final Decree Confirming Sale entered on January 22, 2020, of record with the Davidson County Register of Deeds as Instrument No. 20200205-0013631.

5. Karla Patrice Grigsby and all persons known or unknown, or any person claiming under them, are forever barred from claiming any interest in 713 Yowell Avenue, Madison, Davidson County, Tennessee.

6. Costs are taxed to Plaintiff. The Clerk + Master is directed to enter this Order as a Final Judgment pursuant to Rule 58 of the Tennessee Rules of Civil Procedure. PHM

IT IS SO ORDERED.

Patricia Head Moskal
Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 1st DAY OF October 2021
MARIA M. SALAS, CLERK & MASTER
BY Lisa Neal
DEPUTY

SUBMITTED FOR APPROVAL:

s/Christopher E. Hugan
Christopher English Hugan #22853
810 Dominican Drive
Nashville, Tennessee 37228
(615) 669-7299
ecf@huganlaw.com
Counsel for Hossein Aghili

RULE 58 CERTIFICATION
A Copy of this order has been served by U. S. Mail upon all parties or their counsel named above.

Julie Dennon 8/30/21
Deputy Clerk and Master Date
Chancery Court

CERTIFICATE OF SERVICE

I certify a copy of this **ORDER** was served via **U.S. Mail** upon:

Karla Patrice Grigsby
713 Yowell Avenue
Madison, Tennessee 37115

Date: August 24, 2021

s/Christopher E. Hugan