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10/11/2021 3:17 PM
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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.,	)	
Plaintiff,	)	
vs.	)	Case No: 20-895-III
ESTATE AND HEIRS OF BACKUS, CORA B., EUGENE BACKUS, CORA B. BACKUS, SHIRLEY MANNING, And their heirs, successors, personal Representatives, and assigns,	)	
Defendants.	)	

Karen Johnson Davidson County
Batch# 741973 ORDER
10/22/2021 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211022-0142455

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants, Estate and Heirs of Backus, Cora B. ("Estate"), Eugene Backus, Cora B. Backus, and their heirs, successors, personal representatives, and assigns, was made pursuant to T.R.C.P. 55 and was set to be heard on October 1, 2021.

It appears to this Court that the Defendants, Estate, Eugene Backus, and Cora B. Backus, did not respond to the Motion for Default Judgment that was filed on September 9, 2021. It also appears to this Court that no answer or other defense has been filed by the Defendants, Estate, Eugene Backus, Cora B. Backus and their heirs, successors, personal representatives, and assigns, nor has any answer been served upon Plaintiff's counsel. It is hereby:

ORDERED, ADJUDGED AND DECREED that the Plaintiff in this action is entitled to a Default Judgment against the Defendants, Estate, Eugene Backus, Cora B. Backus 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 1750 24th Avenue North, Nashville, TN 37208, (hereinafter The Property) under the Defendants, Estate, Eugene Backus, Cora B. Backus and their heirs, successors, personal representatives, and assigns, except as set forth herein below, are barred from claiming title or any lien or Deed of Trust claim of interest to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest or lien or Deed of Trust claim of interest of Defendants, Estate, Eugene Backus, Cora B. Backus and their heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Being the northerly 43.5 feet front and 12.5 feet rear of Lot No. 162 on the Map of Cobb's Subdivision of Lot No. 4 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office Davidson County, Tennessee.
>
> Said part of said lot fronts 43.5 feet on the easterly side of 24th Avenue North, and extends back between lines, 150 feet on the southerly line and 154.3 feet on the northerly line, along the southerly margin of an alley, to another alley in the rear, measuring 12.5 feet thereon.
>
> Being the same property conveyed to Affordable Housing Resources, Inc., by Quitclaim Deed dated April 23, 2020, of record in Instrument Number 20200423-0042526, Register's Office, Davidson County, Tennessee.
>
> This is improved real property commonly known as 1750 24th Avenue North, Nashville, Tennessee.

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.

s/ Ellen Hobbs Lyle
ELLEN HOBBS LYLE, CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 20th DAY OF Oct 2021
MARIA M. SALAS, CLERK & MASTER
BY Morgan Smith
DEPUTY

APPROVED FOR ENTRY:

/s/ Robert J. Notestine, III
Robert J. Notestine III #12195
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 that a true and exact copy of the foregoing Order was not sent to Defendants Estate, Eugene Backus, and Cora B. Backus as their address is unascertainable and unknown. Further, I certify that a true and exact copy of the foregoing Order was sent via first class mail to Defendant Shirley Manning at 2120 Outcalt Lane, Apt. 106, Indianapolis, IN 46218-4088

on this 1st day of October, 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 October 20, 2021.

Affiant Signature
Name: Robert J. Notestine III

State of TENNESSEE}

County of DAVIDSON}

Sworn and subscribed before me on October 20, 2021.

Notary Public

My Commission Expires: 