Karen Johnson Davidson County
Batch# 793930 ORDER
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Fees: $22.00 Taxes: $0.00
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E-FILED
12/3/2021 10:30 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

WILLIAM B. YOUNG Plaintiff v. BERNICE WALLS, and her heirs, successors, personal representatives, and assigns. Defendants.	)

F04

Case No: 21-0342-I

FILED
2021 DEC -9 AM 10:49
DAVIDSON CO. CHANCERY CT.
D.C.&M.

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, William B. Young, as to the Defendant Bernice Walls, and her heirs, successors, personal representatives, and assigns, was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on December 3, 2021.

It appears to this Court that the Defendant, Bernice Walls, and her heirs, successors, personal representatives, and assigns, after being served by an Order of Publication, did not file a response or objection to the Plaintiff's Motion for Default Judgment that was filed on November 9, 2021. It also appears to this Court that no answer or other defense has been filed by the Defendant, Bernice Walls, and her 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, Bernice Walls, and her 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 125 Queen Anne Drive, Madison, TN 37115 (hereinafter the

"Property"), under the Defendant, Bernice Walls, and her 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 Bernice Walls, and her heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Kingsway green Subdivision, of record in Book 3842, Page 227, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bernice Walls from William B. Young by Quitclaim Deed dated December 23, 2010, of record in Instrument Number 20101223-0101992, Register's Office for Davidson County, Tennessee. The said Bernice Walls having since died on June 20, 2015. The affidavit of heirship dated May 12, 2016, of record in Instrument Number 20160512-0047464, Register's Office for Davidson County, Tennessee, names Debbie Jean Garrison and Laurie Ruth Dial as the heirs at law of Bernice Walls. Debbie Jean Garrison, as an heir at law of Bernice Walls, conveyed her interest in the Property to William B. Young by Quitclaim Deed dated June 8, 2016, of record in Instrument Number 20160608-057897, Register's Office for Davidson County, Tennessee. Laurie Ruth Dial, as an heir at law of Bernice Walls, conveyed her interest in the Property to William B. Young by Quitclaim Deed dated May 12, 2016, of record in Instrument Number 20160512-0047465, Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 125 Queen Anne Dr., Madison, TN 37115.

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 HEAD MOSKAL, CHANCELLOR

APPROVED FOR ENTRY:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 13th DAY OF January 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

/s/ Robert J. Notestine, III
Robert J. Notestine III (#12195)
109 Kenner Avenue, #201
Nashville, TN 37205
(615) 297-1568, #11
(615) 297-2413 (fax)
bob@notestinelaw.com
Attorney for Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order is not being sent to Defendant Bernice Walls, her heirs, successors, personal representatives and assigns, as her address is unknown and cannot be located.

On this 3rd day of December, 2021.

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

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

Deputy Clerk and Master
Chancery Court

12/9/21
Date

202201210008232

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 1/13/2022.

AFFIANT SIGNATURE — Date: 1/13/2022

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 13th day of January, 2022.

NOTARY'S SIGNATURE

My Commission Expires:

Notary's Seal:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024