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DEC 28 2021
Dav. Co. Chancery Court

**IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE,
AT NASHVILLE**

CHAD LAUTT	)	F-0477
	)	
PLAINTIFF	)	**No. 21-0893-I**
	)	
VS.	)	
	)	
RANDY WATKINS	)	
AND JILL LYNN ECKMAN	)	
	)	
DEFENDANTS	)	

FILED
2022 JAN -3 PM 2:14
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

ORDER FOR JUDGMENT BY DEFAULT

Upon Motion filed by the Plaintiff, and it appearing to the Court that the Defendant, RANDY WATKINS, was duly served with a copy of the Summons and Complaint on September 24, 2021, and the Defendant, JILL LYNN ECKMAN, was duly served with a copy of the Summons and Complaint on September 20, 2021, and it further appearing that the Defendants have failed to plead or otherwise defend within the time prescribed by law, it is,

THEREFORE, ORDERED, ADJUDGED AND DECREED that the Complaint to Quiet Title be taken as confessed and that judgment by default be entered for the Plaintiff.

IT IS FURTHER ORDERED that the Defendants and all persons claiming under them be forever barred from any claim to the interest in the property located at 141 Shannon Avenue, Nashville, Tennessee, Map/Parcel #04301009500, and more particularly described in Exhibit "A" attached hereto and said interests are divested out the Defendants and vested into the Plaintiff.

IT IS FURTHER ORDERED, ADJUDGED AND FINALLY DETERMINED that the Plaintiff is the lawful owner and vested with absolute and unencumbered title in fee simple to the property described in Exhibit "A".

IT IS FURTHER ORDERED that the sole and complete right to possession of the property described in Exhibit "A" be awarded to the Plaintiff and that the Plaintiff retain the right to possession thereof.

Karen Johnson Davidson County
Batch# 804465 ORDER
02/11/2022 03:46:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220211-0016245

IT IS FURTHER ORDERED that the Court costs are taxed against the Plaintiff.

Entered this ____ day of December, 2021.

PATRICIA HEAD MOSKAL, CHANCELLOR

APPROVED FOR ENTRY:

KELLY & SMITH

BY: _____

Philip C. Kelly, #002382
Attorney for Plaintiff
125 Public Square
Gallatin, TN 37066-2841
615-452-2000, Ext. 210
Fax: 615-451-9011
philipk@kellyandsmithlaw.com

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 7th DAY OF February 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of the foregoing Order for Judgment by Default has this day been mailed to Randy Watkins, 5927 Marsh Circle, Loveland, Ohio, 45140, and to Jill Lynn Eckman, 9623 Ronbet Drive, Loveland, Ohio, 45140, addressed as above, with sufficient postage thereon to carry the same to their destinations.

This the 21st day of December, 2021.

KELLY & SMITH

BY: _____

EXHIBIT "A"

BEING the southeast part of Lot No. "R" on the Plan of W.P. Ready Subdivision as of record in Book 161, page 157, as revised in Book 332, page 110, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 132 feet on the northerly side of Shannon Avenue and extends back between lines, 199 feet to a line on which it measures 126 feet.

BEING the same property conveyed to Barbara Penny by quitclaim deed dated August 29, 2003, of record in Book 20030903, page 0127687, Register's Office for Davidson County, Tennessee.