Karen Johnson Davidson County
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CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.

Plaintiff,

v.

EDWARD D. MORRIS, ELSA SAMPSON MORRIS, (individually and in their capacities as Trustees of the Morris Family Revocable Living Trust dated March 29th, 1995) STEPHEN SAMPSON MORRIS, PEGGY MORRIS CAMPBELL, TONY WRIGHT, and their heirs, successors, personal representatives and assigns.

Defendants.

Case No: 21-758-IV

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DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants Edward D. Morris and Elsa Sampson Morris, and their heirs, successors, personal representatives, and assigns, was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on January 21, 2022.

It appears to this Court that the Defendants, Edward D. Morris and Elsa Sampson Morris, and their 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 December 20, 2021. It also appears to this Court that no answer or other defense has been filed by Defendants Edward D. Morris and Elsa Sampson, and their heirs, successors, personal representatives, and assigns. It is hereby:

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ORDERED, ADJUDGED AND DECREED that this Default Judgment is hereby deemed final under Tenn. R. Civ. P. 58 and that the Plaintiff in this action is entitled to a Default Judgment against Defendants Edward D. Morris and Elsa Sampson Morris, 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 504 Vernon Winfrey Avenue, Nashville, TN 37207 (hereinafter the "Property"), under Defendants Edward D. Morris and Elsa Sampson Morris, and their 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 Defendants Edward D. Morris and Elsa Sampson Morris, and their heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 42 and the easterly 75 feet of the northerly 6 feet of Lot No. 41 on the plan of Wills-Sharpe & Crutcher's Addition, of record in Plat Book 57, Page 82, Register's Office for said County.
>
> Said part of Lots No. 42 and 41 joins and front together 75 feet on the southerly margin of Bayard Street (formerly Bayard Avenue) and extends back between parallel lines and with the westerly margin of an alley 50 feet to a dead line, together with an easement for water and sewer purposes of record in Book 5538, Page 901, said Register's Office, more particularly described as follows:
>
> Commencing at the corner of the property which is a common corner with North 5th Street and 504 Bayard Street, thence along the common line between the Grantors property and North 5th Street, 12 feet to a point; thence with a line parallel to the common line of the Grantors property and Bayard Street, 50 feet, more or less, to the boundary of the Grantees property (504 Bayard Street); thence with a common line between the Grantors and Grantees property 12 feet, more or less, to the margin of Bayard Street; thence with a common line between the Grantors property and the margin of Bayard Street 50 feet, more or less, to the point of beginning.

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Being the same property conveyed to Affordable Housing Inc. from the Metropolitan Government of Nashville and Davidson County by Quitclaim Deed, of record in Instrument No. 20190816-0082159, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 504 Vernon Winfrey Avenue, Nashville, TN 37207.

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 11th DAY OF February 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

/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

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order is not being sent to Defendants Edward D. Morris and Elsa Sampson Morris as their addresses is unknown and cannot be located. Further, it is believed that they are deceased.

On this 21st day of January, 2022.

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

Certificate of Authenticity

I, Robert J. Nutestine 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 02/11/2022.

AFFIANT SIGNATURE Date 02/11/22

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 11th day of February, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/3/25

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY