Karen Johnson Davidson County
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2/10/2022 8:19 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.	)	
Plaintiff,	)	
vs.	)	Case No: 21-0249-III
BETTY MCCLAIN, ARNOLD WRIGHT, JAMES WRIGHT, and their heirs, successors, personal representatives and assigns.	)	
Defendants.	)	

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants Betty McClain, Arnold Wright, and James Wright (the "Defendants"), 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, 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 28, 2021. It also appears to this Court that no answer or other defense has been filed by the Defendants, and their heirs, successors, personal representatives, and assigns. It is hereby:

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 all Defendants, 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 commonly known as 2337 23rd Avenue North, TN 37208 under the Defendants, 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 the Defendants, and their heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Land in Davidson County, state of Tennessee, being Lot No. 133 in the Buena Vista Heights addition, a plan of which is of record in Book No. 161, page 19, R.O.D.C. Tennessee, said Lot No. 113 fronts 50 (fifty) feet on the westerly side of Bosley Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from the Metropolitan Government of Nashville and Davidson County, dated April 23, 2020, of record in Instrument Number 20200423-0042524, Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 2337 23rd Avenue North, Nashville, TN 37208.

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 _____, 2022.

s/ Ellen Hobbs Lyle
CHANCELLOR ELLEN HOBBS LYLE
CHANCERY COURT, PART III

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

CERTIFICATE OF SERVICE

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

On this 28th day of January, 2022.

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

202202230020670

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:

