Karen Johnson Davidson County
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Fees: $27.00 Taxes: $0.00
20220223-0020671

E-FILED
1/21/2022 11:10 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.)
)
Plaintiff,)
)
vs.) Case No: 21-806-IV
)
WALTER LITCHFORD a/k/a W.L. LITCHFORD,)
KATE O. LITCHFORD a/k/a KATIE)
LITCHFORD, MRS. ODELL TUTTLE a/k/a W.H.)
THOMPSON, JOE LITCHFORD, THELMA)
LITCHFORD, HOWARD LITHFORD, CLAUDE)
LITCHFORD, CHARLIE BYRUM, BILLIE)
BYRUM RUBY DOTSON, WILMA BARRETT,)
WALTER LITCHFORD, JR., ANNA COLEMAN)
LITCHFORD JOHN ALBERT LITCHFORD, SR.)
a/k/a JACK LITCHFORD, LANCE DOTSON,)
RICK BARRETT, DOUGLAS BARRETT,)
KAREN BEAN, LOIS TUCKER, GLENDA)
WHITE, JUNE SCHNEIDER, TERRI)
DILLEHAY, LISA KAY BLACK, CLAUDE)
BYRUM, DONALD BYRUM, CLAUDETTE)
MCPETERS, BRENDA PARRISH, CAROL SUE)
BYRUM, MARY ANN BASS, ANGELA)
RUSSELL, TAMMY BAYLESS, CARL RAY)
LITCHFORD JOHN ALBERT LITCHFORD,)
SHIRLEY ANN LITCHFORD a/k/a SHIRLEY)
ANN NORVILLE, SHEILA BIGGERSTAFF,)
JACKIE RAY LITCHFORD, ROBERT)
LITCHFORD and their heirs, successors, personal)
representatives, and assigns.)
)
Defendants.)

FILED
2022 FEB -2 PM 3:11

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants Carol Sue Byrum, Douglas Barrett, Angela Russell, Terri Dillehay, Jackie Ray Litchford, Rick Barrett, Carl Raymond Lithcford, Robert Litchford, Claude Byrum, Mary Ann

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Bass, and Sheila Biggerstaff, 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 Defendants Carol Sue Byrum, Douglas Barrett, Angela Russell, Terri Dillehay, Jackie Ray Litchford, Rick Barrett, Carl Raymond Litheford, Robert Litchford, Claude Byrum, Mary Ann Bass, and Sheila Biggerstaff, and their heirs, successors, personal representatives, and assigns, after being served by Certified Mail, did not file a response or objection to the Plaintiff's Motion for Default Judgment that was filed on January 3, 2022. It also appears to this Court that no answer or other defense has been filed by the above named Defendants, and their 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 Defendants Carol Sue Byrum, Douglas Barrett, Angela Russell, Terri Dillehay, Jackie Ray Litchford, Rick Barrett, Carl Raymond Litheford, Robert Litchford, Claude Byrum, Mary Ann Bass, and Sheila Biggerstaff, and their heirs, successors, personal representatives, and assigns, all other matters in this action being reserved; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 900 South 12th Street, Nashville, TN 37206 under Defendants Carol Sue Byrum, Douglas Barrett, Angela Russell, Terri Dillehay, Jackie Ray Litchford, Rick Barrett, Carl Raymond Litheford, Robert Litchford, Claude Byrum, Mary Ann Bass, and Sheila Biggerstaff, 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 Carol Sue Byrum, Douglas Barrett, Angela Russell, Terri Dillehay, Jackie Ray Litchford, Rick Barrett, Carl Raymond Litheford, Robert Litchford, Claude Byrum, Mary Ann

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Bass, and Sheila Biggerstaff, and their successors, personal representatives, and assigns, in the real property described as follows:

> Being the northerly ½ of Lot 1 and Lots Nos. 4 and 5 in Haynies Central Park Plan, as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee. Said northerly half of Lot No. 1 fronts 30 ½ feet on the westerly side of South 12th Street, and extends back 150 feet, more or less, on the south line, and 144.7 feet on the north line, and with the southerly margin of Lenore Street, to an alley, on which it shows 30 feet. Said Lot Nos. 4 and 5 fronts 50 feet each, 100 feet together, on the southerly side of Lenore Street and extends back between parallel lines 164 feet to an alley. All of said lots were conveyed to G.W. Winters by deed, as of record in Book 447, Page 169, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated April 7, 2020, of record in Instrument Number 20200423-0042520, Register's Office, Davidson County, Tennessee.
>
> This is improved real property commonly known as 900 South 12th Street, Nashville, Tennessee 37206.

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

202202230020671

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 was not sent to Defendants June Schneider, Lance Dotson, Thelma Litchford, John Albert Litchford, Kate O. Litchford, Lois Darleen Litchford, Walter Litchford, Sr., Walter Litchford, Jr., Joe Litchford, Tammy Bayless, John Albert Litchford. Jr., Anna Coleman Litchford, Charlie Byrum, Howard Litchford, Claudette McPeters, Claude E. Litchford, Brenda Parrish, Odell Tuttle, Ruby Dotson, Glenda White, Donald Byrum, Shirley Ann Litchford, and Wilma Joyce Barrett. Either their addresses are unknown and/or they are believed to be deceased. A true and exact copy of the foregoing Order has been sent, via first class US mail, to:

Mary Ann Bass 4201 Enchanted Ct. Nashville, TN 37218	Sheila Biggerstaff 801 Lantana Way NW Huntsville, AL 35811	Douglas Barrett 207 Ridgewood Ct. Auburn, AL 36830
Claude Byrum 518 Long Hollow Pike Goodlettsville, TN 37072	Robert Litchford 132 Hayes Cir. Drive Dickson, TN 37055	Carl Raymond Litchford 617 River Rouge Drive Nashville, TN 37209
Rick Barrett 2981 9th St., Apt. 2 Marion, IA 52302	Jackie Ray Litchford 125 Kiowa Trail Madison, TN 37115	Carol Sue Byrum 5625 Central Pike Mount Juliet, TN 37122
Terri Dillehay 76 Dillehay Hollow Rd Pleasant Shade, TN 37145	Angela Russell 2807 Shaver Drive, SW Huntsville, AL 35805	

on this 21st day of January, 2022.

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

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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 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:

