Karen Johnson Davidson County
Batch# 810394 ORDER
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20220223-0020675

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CLERK & MASTER
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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

A.A.M.L. BROWN Plaintiff, vs. CECIL THOMAS GILES, ADDIE B. GILES, EDWARD T. GILES, JR., MELLANESE SIMS, and her heirs, successors, personal representatives, and assigns. Defendants.	)	N.F. Case No: 21-0861-IV

2022 FEB -2 PM 3:16

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, A.A.M.L. Brown, as to the Defendant, Mellanese Sims, and her 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 Defendant, Mellanese Sims, and her 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 Defendant Mellanese Sims, 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 Defendant Mellanese Sims, and her 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 506 19th Avenue North, Nashville, TN 37203 under Defendant

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Mellanese Sims, 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 Mellanese Sims, and her successors, personal representatives, and assigns, in the real property described as follows:

> Being Lot No. 12 in Geo I. Waddey's Subdivision of Lots Nos. 17, 18, 19, 20, and 21 in the Subdivision of the Power Property, Waddey's Subdivision, being recorded in Book 547, Page 130, R.O.D.C. Tennessee.
>
> Said Lot No. 12 fronts 42 feet on the easterly side of 19th Avenue North, and extends back easterly between parallel lines, 105 feet to an alley, and being the same property conveyed to Cecil Thomas Giles and Wife, Addie B. Giles, by deed of record in Book 1316, Page 79, R.O.D.C. Cecil Thomas Giles and Wife, Addie B. Giles having since died and both having one heir, Edward T. Giles.
>
> Being the same property transferred to A.A.M.L. Brown by Final Decree Confirming Sale of record in the Register of Deeds Office of Davidson County, Tennessee as recorded in Instrument Number 20120111-0003029, Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 506 19th Avenue North, Nashville, TN 37203.

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

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

202202230020675

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 Cecil Thomas Giles, Addie B. Giles, and Edward T. Giles, Jr., as their addresses could not be ascertained and, upon information and belief, it appears they are deceased. However, an exact copy of the foregoing Order was sent via U.S. First Class mail to:

Mellanese Sims
7103 Meadow Rue Ter., #200
Upper Marlboro, MD 20772

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. 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:

