**STATE OF TENNESSEE**

*I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the THIRD Circuit Court for Davidson County, Tennessee, on the 25 day of AUGUST, 2021, in Docket Number 20D794 between DE LOS SANTOS, VICTORIA QUINTANILLA, Plaintiff, and VALDEZ, GUSTAVO DE LEON, Defendant, as same remains of record in the Minutes of said Court.*

*IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 01 day of FEBRUARY in the year two thousand twenty-two and in the 245th year of American Independence.*

*RICHARD R. ROOKER, Clerk,*

*By:* C Stone

*Deputy Clerk*

[SEAL]



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20220310-0027367

**IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE**

| | | |
|---|---|---|
| **VICTORIA QUINTANILLA DE LOS SANTOS**<br>**Plaintiff/Wife** | ) | |
| **v.** | ) | **No. 20D794** |
| **GUSTAVO DE LEON VALDEZ,**<br>**Defendant/Husband** | ) | |

**FINAL DECREE**

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This cause came to be heard before this Honorable Court, for the Davidson County Third Circuit Court, on the 18th day of August, 2021, upon the Complaint for Divorce filed by Plaintiff/Wife, default judgment entered against the Defendant/Husband, testimony of the Wife and her two corroborating witnesses in open Court, statement of counsel for Wife, and the entire record, from all of which this Honorable Court finds as follows:

This Honorable Court finds that Wife filed a Complaint for Divorce on June 8th, 2020. The Defendant, Gustavo De Leon Valdez was served by personal service, however, has failed to participate in this matter. This Honorable Court granted a motion for default, and the matter was set for final hearing on today's date as Husband failed to file an answer to Wife's Complaint for Divorce after being properly served.

This Honorable Court finds, by a preponderance of the evidence, that the Husband is guilty of inappropriate marital conduct pursuant to Tenn. Code Ann. § 36-4-101(a)(11) in that the Husband is guilty of such inappropriate marital conduct towards Wife as it rendered cohabitation unsafe and improper. The Court finds that the testimony of the Wife and the witnesses is truthful and credible.

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The Court finds that in approximately July of this year, Husband fired a weapon into a vehicle she was driving, causing severe damage that had to be repaired, and endangering an adult daughter that Wife has with Husband. Additionally, the Court finds that the parties separated about a year and three months ago, and Husband has failed to support Wife since their separation other than on one occasion, and that Husband used marital equity in the home to pay off his own personal expenses and debts.

This Honorable Court further finds that the Wife shall be awarded all personal property currently in her possession at the marital residence located at 2936 Mossdale Drive, Antioch, Tennessee 37013, including any household furnishings, furniture, and appliances now in Wife's possession and control. This is an equitable division of assets since Husband has not contributed to support or maintain the marital property, has not helped pay the mortgage for the marital home, and only given Wife financial support on one occasion.

Wife shall also be awarded the marital residence located at 2936 Mossdale Drive, Antioch, TN 37013, currently titled in both parties' names, and financed in Husband's name only, free and clear from any future claim by Husband, and Husband is divested of any right, title, or interest in said property. All interest shall vest solely with Wife. This is an equitable division of this assett, as Husband already took $100,000.00 of the equity in the home to pay his personal debts. Wife shall be solely responsible for the mortgage on said property, and indemnify and hold Husband harmless on the debt for the residence. Wife shall refinance the poperty into Wife's name only within one hundred and eighty days (180) from the entry of the final decree of divorce. Said property's legal description is as follows:

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Property known as 2936 Mossdale Drive, Antioch, TN 37013, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Cherry Hills, Section VI, of record in Plat Book 4300, Page 176, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gustavo De Leon by deed from Alphonso Jackson dated 09/21/2005, recorded 9/28/2005 filed of record in Instrument No. 20050928-0116246, said Register's Office.

Tax Map and Parcel ID is as follows 150-05-0-248

Wife is awarded her 2018 Nissan Rogue, free and clear from any future claim by Husband, free and clear of any claim by Husband. Wife shall be responsible for any indebtedness for said vehicle, and hold Husband harmless.

Husband shall be awarded his personal property in his possession, free and clear from any future claim by Wife, including his 2016 Ford F150 truck. Husband shall be responsible for any expenses associated with said vehicle, and be responsible for all liabilities of said vehicle, and hold Wife harmless.

Wife shall be awarded her sole checking, and savings accounts with Bank of America, free and clear from any future claim by Husband. The Court also finds the joint bank account with Regions Bank has been closed.

This ~~Honorable~~ Honorable Court finds that Wife earns roughly $4,000.00 per month gross income before business expeneses in cleaning houses, and that Husband is capable of earning $5,500.00 per week in construction. The Court finds that Husband has the ability to pay alimony to Wife, and that Wife is in need of alimony. The Court awards Wife

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transitional alimony in the amount of $350 per month, for thirty six (36) months, beginning September 1st, 2021.

Husband shall be responsible for Wife's reasonable attorney's fees in the amount of $3,650.00 and be awarded a judgement for said amount against Husband. Husband shall pay Wife said amount within 90 days of entry of the final decree of divorce.

This Honorable Court finds that there are no minor children born of this marriage.

This Honorable Court finds that there are no joint accounts or debts between the parties, and no retirement benefits for eithe party. Each party is hereby informed pursuant to T.C.A. 36-4-134 that he or she has been advised that a final decree of divorce does not necessarily affect the ability of a creditor to proceed against him or her or his or her property, although under the terms of the divorce decree he or she is not responsible for an account, any debt associated with an account, or any debt. Further, both parties are hereby informed that it may be in his or her best interest to cancel, close or freeze any jointly held accounts.

This Honorable Court finds that the costs of this cause shall be taxed to the Husband.

**IT IS THEREFORE ADJUDGED, DECREED AND ORDERED** that the Wife, Victoria Quintanilla De Los Santos, is hereby awarded an absolute divorce from the Husband, Gustavo De Leon Valdez, on the ground of inappropriate marital conduct, and both parties are hereby restored to all the rights and privileges of an unmarried person.

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It is further **ORDERED** that the Wife is hereby awarded all personal property currently in her possession, as well as her sole checking and savings accounts with Bank of America, free and clear of any claim by Husband.

It is further **ORDERED** that the Husband is hereby awarded all personal property currently in his possession, free and clear of any claim by Wife.

It is further **ORDERED** that the Wife is hereby awarded her 2018 Nissan Rogue, free and clear from any future claim by Husband, and Husband shall be awarded his 2016 F150 truck free and clear from any future claim by Wife.

It is further **ORDERED** that the Wife shall be awarded the marital residence located at 2936 Mossdale Drive, Antioch, TN 37013, currently titled in both parties' names, and financed in Husband's name only. Wife shall refinance said property into Wife's name only within 180 days of entry of the final decree of divorce, and be solely responsible for said indebtedness on the property, free and clear from any future claim by Husband.

It is further **ORDERED** that the Husband shall be responsible for Wife's reasonable attorney's fees in the amount of $3,650.00, and Wife shall be awarded a judgement for said amount against Husband. Husband shall pay Wife said amount within 90 days of entry of the final decree of divorce.

It is further **ORDERED** that the Husband shall also pay Wife $350.00 per month in transitional alimony, starting September 1st, 2021, for thirty six (36) months.

It is further **ORDERED** that the costs of this cause are taxed to the Husband for which execution may issue, if necessary.

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**THIS THE** 25th **DAY OF** August, 2021.

**JUDGE PHILLIP ROBINSON**

APPROVED FOR ENTRY:

**s/David Hall**
David Hall, #030172
*Attorney for the Wife*
615 Main Street, Ste 104A
Nashville, Tennessee 37206
615.669.1050

**CERTIFICATE OF SERVICE**

I do hereby certify that a true and exact copy of the foregoing Order was sent to Gustavo De Leon Valdez, at 616 Jenna Drive, Lavergne, TN 37086, on this the 18th day of August, 2021.

**s/David Hall**
David Hall

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, do hereby 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 8/25/21 (date of document).

Affiant Signature

3/1/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County