Karen Johnson Davidson County
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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE

CHARLEAN TURNER, KAREN TURNER, and RONJOUR JACOBS, Plaintiffs, v. JONH W. TURNER a/k/a J.W. TURNER a/k/a JOHN W. TURNER, SR., and his heirs, successors, personal representatives, and assigns. Defendants.	F04 Case No: 21-0852-I

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D.C.&M.

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiffs, Charlean Turner, Karen Turner, and Ronjour Jacobs, as to Defendant John W. Turner a/k/a J.W. Turner a/k/a John W. Turner, Sr., and his heirs, successors, personal representatives, and assigns, was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on February 18, 2022. It appears to this Court that the Defendant, and his heirs, successors, personal representatives, and assigns, after being served by an Order of Publication, did not file a response or objection to the Plaintiffs' Motion for Default Judgment that was filed on February 1, 2022. It also appears to this Court that no answer or other defense has been filed by the Defendant, and his 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 Plaintiffs in this action are entitled to a Default Judgment against the Defendant, and his heirs, successors, personal representatives, and assigns; it is further

ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real properties commonly known as 0, 2307, 2311, and 2315 Whites Creek Pike, Nashville, TN 37207, under the Defendant, and his heirs, successors, personal representatives, and assigns, except as set forth herein below, are barred from claiming title to the Property; it is further

ORDERED, ADJUDGED AND DECREED that any right, title, or interest of the Defendant, and his heirs, successors, personal representatives, and assigns, in the real property described as follows:

Lot No. 25

Being Lot No. 25 in the Dewey Heights Addition as of record in Book 161, Page 94, Register's Office for Davidson County, Tenenssee. Said Lot 25 fronts Luzon St. and runs back according to plan on record Register's Office for Davidson County, Tennessee.

Being a portion of the same Lot conveyed to J.W. Turner and heirs by Installment Deed from Mary A. White, widow, dated July 18, 1921.

This property is also known as 0 Whites Creek Pike, Nashville, TN 37207.

Remaining portion of Lot No. 20

Being a portion of Lot No. 20 in the Dewey Heights Addition as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee, said Lot 20, the parcel or part of which is conveyed, is 45 feet front on Whites Creek Pike, and 140 feet back running back according to plan on record in Register's Office for Davidson County, Tennessee, and being the same Lot purchased by Mary White and husband, Thomas H. White of J.B. Haynies and wife, see record Book 381, Page 601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Turner, Jr. from John W. Turner, Sr., by Warranty Deed, recorded on April 9, 1947, of record in Book 1469, Page 268, Register's Office for Davidson County, Tennessee.

This Property is also known as part of 2311 Whites Creek Pike, Nashville, TN 37207.

202203230033058

(Combined) Legal Description for 2311 Whites Creek Pike

Land situated in the 2nd Council District of Davidson County, Tennessee, being the northwesterly 45 foot of lot number 20, on map of Dewey Heights Addition of record in plat book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN) and a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of lot 20;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 815.1'+/- feet to a iron rod set by Dale and Associates, having a pink cap on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,971.96, E:1,733,699.45, and being the point beginning of herein described land;

Thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap at the southerly most corner of lot 19;

Thence with the southeasterly line of lot 19, North 50°35'5" East, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap at the easterly most corner of lot 19 on the southwesterly line of lot 25;

Thence with the southwesterly line of lot 25, South 32°10'25" East, a distance of 45.36 feet to a iron rod set by Dale and Associates, having a pink cap on the northwesterly line of Charlean Turner, Karen Turner, & Ronjour Turner of record in instrument number 20190723-0072146 R.O.D.C., TN,;

Thence with said line, South 50°35'52" West, a distance of 150.00 feet to a iron rod set by Dale and Associates, having a pink cap, at the southwest of the property of Charlean Turner, Karen Turner, & Ronjour Turner and the northeast corner of a portion of land, with unknown ownership;

Thence with said line, South 50°35'52" West, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap on the northeasterly margin of Whites Creek Pike;

Thence with said margin, with a curve turning to the right with an arc length of 45.21 feet, with a radius of 879.90 feet, with a chord bearing of North 33°59'49" West, with a chord length of 45.20 feet to the point of beginning of herein described land, having an area of 8416.45 square feet or 0.19 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021, and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

Portion of lot number 20, being the same property conveyed to John W. Turner, III, James Turner, & Jennifer Turner by Quitclaim Deed from Delorise Williams dated July 11, 2019, of record in instrument number 2010723-0072146, R.O.D.C., TN.

Legal Description for unknown portion of land in front of 2315 Whites Creek Pike

Land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front lot number 19, on the map of Dewey Heights Addition of record in plat book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN),;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 764.9'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike at the intersection with the southeasterly margin of an unimproved road, being at approximate Tennessee State Plane Coordinates of N:684,015.35, E:1,733,673.50, and being the point beginning of herein described land;

thence leaving Whites Creek with the Unimproved margin, North 50°35'52" East, a distance of 36.41 feet to a iron rod set by Dale and Associates, having a pink cap at the westerly most corner of lot 19 and the Unimproved margin;

thence with the southwesterly line of lot 19, South 32°10'25" East, a distance of 50.40 feet to a iron rod set by Dale and Associates, having a pink cap at the westerly most corner of lot 20;

thence leaving the common corner of lots 19 & 20, South 50°35'52" West, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap on the;

thence with said margin, with a curve turning to the right with an arc length of 50.57 feet, with a radius of 879.90 feet, with a chord bearing of North 30°52'43" West, with a chord length of 50.56 feet to the point of beginning of herein described land, having an area of 1861.59 square feet or 0.04 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021 and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

(Combined) Legal Description for 2311 Whites Creek Pike

Land situated in the 2nd Council District of Davidson County, Tennessee, being the northwesterly 45 foot of lot number 20, on the map of Dewey Heights Addition of record in plat book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of lot 20;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 815.1'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,971.96, E:1,733,699.45, and being the point beginning of herein described land;

thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap at the southerly most corner of lot 19;

thence with the southeasterly line of lot 19, North 50°35'52" East, a distance of 150.00 feet to a iron rod set by Dale and Associates, having a pink cap at the easterly most corner of lot 19 on the southwesterly line of lot 25;

thence with the southwesterly line of lot 25, South 32°10'25" East, a distance of 45.36 feet to a iron rod set by Dale and Associates, having a pink cap on the northwesterly line of Charlean Turner, Karen Turner, & Ronjour Turner of record in instrument number 20190723-0072146 R.O.D.C., TN,;

thence with said line, South 50°35'52" West, a distance of 150.00 feet to a iron rod set by Dale and Associates, having a pink cap, at the southwest of the property of Charlean Turner, Karen Turner, & Ronjour Turner and the the northeast corner of a portion of land, with unknown ownership;

thence with said line, South 50°35'52" West, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap on the northeasterly margin of Whites Creek Pike;

thence with said margin, with a curve turning to the right with an arc length of 45.21 feet, with a radius of 879.90 feet, with a chord bearing of North 33°59'49" West, with a chord length of 45.20 feet to the point of beginning of herein described land, having an area of 8416.45 square feet or 0.19 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021, and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

Portion of lot number 20, being the same property conveyed to John W. Turner, III, James Turner, & Jennifer Turner by Quitclaim Deed from Delorise Williams dated July 11, 2019, of record in Instrument Number 20190723-0072146, R.O.D.C., TN.

Legal Description for unknown portion of land in front of 2311 Whites Creek Pike

Land situated in the 2nd Council District of Davidson County, Tennessee, being the northwesterly 45 foot of lot number 20, on the map of Dewey Heights Addition of record in plat book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of lot 20;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 815.1'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,971.96, E:1,733,699.45, and being the point beginning of herein described land;

thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 37.56 feet to a iron rod set by Dale and Associates, having a pink cap at the southerly most corner of lot 19;

thence with the southwest line of lot 20, South 32°10'25" East, a distance of 45.36 feet to a iron rod set by Dale and Associates, having a pink cap at the southwesterly corner of Charlean Turner, Karen Turner, & Ronjour

Turner of record in instrument number 20190723-0072146 R.O.D.C., TN,;

thence, South 50°35'52" West, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap on the northeast margin of Whites Creek Pike;

thence with a curve turning to the right with an arc length of 45.21 feet, with a radius of 879.90 feet, with a chord bearing of North 33°59'49" West, with a chord length of 45.20 feet to which is the point of beginning of herein described land, having an area of 1666.45 square feet or 0.04 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021 and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

(Combined) Legal Description for 2307 Whites Creek Pike

Land situated in the 2nd Council District of Davidson County, Tennessee, being the southeasterly 5 foot of lot number 20 all of lot number 21 & 22, on the map of Dewey Heights Addition of record in plat book 161, Page 94 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of portion of lot 20 all of lot 21 & 22;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 860.3'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,934.49, E:1,733,724.72, and being the point beginning of herein described land;

thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap, at the southerly most corner of John W. Turner, III, James Turner, & Jennifer Turner of record in Instrument Number 20181023-0105071, R.O.D.C., TN;

thence with said line, North 50°35'52" East, a distance of 150.00 feet to a iron rod set by Dale and Associates, having a pink cap on the southwesterly line of lot 25;

thence with said line, South 32°10'25" East, a distance of 5.04 feet to a iron rod set by Dale and Associates, having a pink cap at the southerly most corner of lot 25;

thence with the southeasterly line of lot 25, North 50°35'52" East, a distance of 115.00 feet to a iron rod set by Dale and Associates, having a pink cap to the easterly most corner of lot 25 and to the westerly line of an area of unknown ownership;

thence with said line, South 01°12'19" East, a distance of 127.24 feet to a iron rod set by Dale and Associates, having a pink cap at the northerly most corner of lot 23;

thence with said line, South 50°35'52" West, a distance of 199.00 feet to a iron rod set by Dale and Associates, having a pink cap at the westerly most corner of lot 23;

thence with said line, South 50°35'52" West, a distance of 23.74 feet to a iron rod set by Dale and Associates, having a pink cap on the northeasterly margin of Whites Creek Pike;

thence with said margin, with a curve turning to the right with an arc length of 105.07 feet, with a radius of 879.90 feet, with a chord bearing of North 38°53'22" West, with a chord length of 105.00 feet to the point of beginning of herein described land, having an area of 27201.79 square feet or 0.62 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352,, on June 4, 2021 and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035;

Portion of lot number 20 and all of lots 21 & 22, being the same property conveyed to Charlean Turner, Karen Turner, & Ronjour Turner, by Quitclaim Deed from Delorise Williams dated July 11 2019, of record in instrument number 20190723-0072146 R.O.D.C., TN,;

Legal Description for unknown portion of land in front of 2307 Whites Creek Pike

Land situated in the 2nd Council District of Davidson County, Tennessee, being a portion of land, with unknown ownership between the right of way of Whites Creek Pike and the front of portion of lot 20 all of lot 21 & 22;

Commencing at the approximate centerline intersection of East Nocturne Drive and Whites Creek Pike, thence in a southeasterly direction 860.3'+/- feet to a iron rod set by Dale and Associates, having a pink cap, on the easterly margin of Whites Creek Pike, being at approximate Tennessee State Plane Coordinates of N:683,934.49, E:1,733,724.72, and being the point beginning of herein described land;

thence leaving Whites Creek with said line, North 50°35'52" East, a distance of 36.11 feet to a iron rod set by Dale and Associates, having a pink cap, at the southerly most corner of John W. Turner, III, James Turner, & Jennifer Turner of record in Instrument Number 20181023-0105071, R.O.D.C., TN,;

thence with said line, South 32°10'25" East, a distance of 105.84 feet to a iron rod set by Dale and Associates, having a pink cap at the westerly corner of lot 23;

thence leaving the common front corner of lot 22 & 23, South 50°35'52" West, a distance of 23.74 feet to a iron rod set by Dale and Associates, having a pink cap on the northeasterly margin of Whites Creek Pike;

thence with said margin, with a curve turning to the right with an arc length of 105.07 feet, with a radius of 879.90 feet, with a chord bearing of North 38°53'22" West, with a chord length of 105.00 feet to the point of beginning of herein described land, having an area of 3251.79 square feet or 0.07 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on June 4, 2021 and is based on a boundary and topographic survey dated April 16, 2021, under Dale and Associates project number 21035.

Is vested in the Plaintiffs; it is further

ORDERED, ADJUDGED AND DECREED that the Plaintiffs shall have sole and complete possession of the aforesaid real properties;

It is further

ORDERED, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the Plaintiffs for which execution may issue if necessary.

ENTERED this _____ day of _____, 2022.

CHANCELLOR PATRICIA HEAD MOSKAL
CHANCERY COURT, PART I

APPROVED FOR ENTRY:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 14th DAY OF March 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

/s/ Robert J. Notestine, III
Robert J. Notestine III (#12195)
Notestine Law Firm
109 Kenner Avenue, #201
Nashville, TN 37205
(615) 297-1568, #11
(615) 297-2413 (fax)
bob@notestinelaw.com
Attorney for Plaintiffs

202203230033058

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was not forwarded to the Defendant as their address and location could not be obtained and it is believed that he is deceased.

On this 9th day of March, 2022.

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

202203230033058

Certificate of Authenticity

I, R. Elliott Graves, 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 3/14/22.

R. Elliott Graves
AFFIANT SIGNATURE

3/14/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 14th day of March, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

