IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY

STEVEN COLLINS,

Plaintiff,

v.

MARGARET MULLINS THOMPSON, MICHAEL WAYNE THOMPSON, GREGORY ALAN THOMPSON, MARY ELIZABETH BRYANT, AMANDA HARDIN, LESLIE CLAYTON THOMPSON, AND ALL UNKNOWN PERSONS WITH ACTUAL OR POTENTIAL CLAIMS OR INTEREST IN AND TO THE PROPERTY HAVING TAX MAP #119-15.8.00,

Defendants.

FO. N

No. 21-0858-I

FILED
2022 APR 22 PM 3:36
DAVIDSON CO. CHANCERY CT.
D.C.&M.

Karen Johnson Davidson County
Batch# 850136 ORDER
05/03/2022 02:29:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220503-0051426

FINAL ORDER QUIETING TITLE

This matter came before the Court for hearing on April 18, 2022, pursuant to the Court's Order granting default judgment against all Defendants, named and unknown, and setting a final hearing on Plaintiff's *Verified Complaint to Quiet Title*. *See* March 22, 2022 Order. Plaintiff Steven C. Collins, represented by Attorney William McPeake, attended the April 18, 2022 hearing. None of the Defendants, named or unknown, appeared for the hearing or were represented by counsel.

This is an *in rem* action to quiet title in property located at and commonly referred to as 2921 Southlake Drive, Nashville, Tennessee 37211, Davidson County Tax Map #119-15-8.00. Mr. Collins testified at the hearing. The following exhibits were admitted into evidence:

1. Certified copy of Warranty Deed for Lot 4, Book 2694, Page 538, Davidson County Register of Deeds Office;

2. Certified copy of Warranty Deed for Lot 5, Book 3577, Page 557, Davidson County Register of Deeds Office;
3. Certified copy of Quitclaim Deed for Lots 4 and 5, Book 6746, Page 681 and 682, Davidson County Register of Deeds Office;
4. Certified copies of Last Will and Testament of Shirley Collins Thompson and Final Order, Davidson County Circuit Court No. 05P1609;
5. Certified copy of Executor's Quitclaim Deed for property known as 2921 Southlake Drive, Nashville, Tennessee 37211, Instrument No. 200612060150819, Davidson County Register of Deeds Office; and
6. Certified copy of Final Order *In re: Thompson, Leslie Claud*, Davidson County Circuit Court No. 09P1507.

Based on the testimony of Mr. Collins and the exhibits admitted into evidence, the Court finds that title to the real property that is the subject of this action should be quieted in favor of Plaintiff Steven C. Collins and against all claims of Defendants, named and unknown, pursuant to Tenn. Code Ann. § 29-29-101, *et seq.*

It is, accordingly, ORDERED, ADJUDGED and DECREED as follows:

A. A final judgment is hereby entered in favor of Plaintiff Steven C. Collins as to all claims and based on the allegations set forth in Plaintiff's *Verified Complaint to Quiet Title*;

B. The real property that is the subject of this *in rem* action is located at and commonly known as 2921 Southlake Drive, Nashville, Tennessee 37211 in Davidson County, Tennessee, collectively Lots 4 and 5, as shown on Tax Map #119-15-8.00 (the "Property"), and described as:

> Being Lot No. 4 on the Plan of Section Three, Southlake, of record in Book 2331, page 97, Register's Office for said County.
>
> Said Lot No. 4 fronts 77.5 feet on the northwesterly side of Southlake Drive and runs back between lines, 371.4 feet on the southwesterly line and 361.2 feet on the northeasterly line to a dead line in the rear which is a broken line on which it measures 160.1 feet.
>
> Included in the above-description is that portion previously conveyed to Nashville Boys Club, Inc.
>
> Being Lot No. 5 on the Plan of Sec. III Southlake of record in Book 2331, page 97, Register's Office for said County.

Said Lot No. 5 fronts 80 feet on the west side of Southlake Drive and runs back 371.4 feet on the north line and 341.5 feet on the south line, along the north line of a 20 foot "pedestrian way" to a dead line in the rear on which it measures 142.4 feet.

C. Title to the Property is hereby vested in Plaintiff Steven C. Collins, in fee simple, and quieted against any and all claims of all named Defendants and against any and all claims of unknown or unnamed persons or entities with actual or potential claims or interest in the Property.

D. All named Defendants and all unknown or unnamed persons or entities with actual or potential claims or interest in the Property, including, without limitation, any person claiming any right to the estates of C.B. Collins, Shirley Collins Thompson, or Leslie C. Thompson, are hereby forever divested of any and all right, title, interest, estate, claim, or lien of any kind whatsoever, existing now or formerly, in and to the Property.

E. All court costs of this action are hereby taxed to Plaintiff, for which execution may issue if necessary.

Patricia Head Moskal

PATRICIA HEAD MOSKAL
CHANCELLOR, PART I

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 3rd DAY OF May 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing is being forwarded via U.S. Mail, first-class, postage pre-paid, with a courtesy copy by email, to the parties or their counsel named below.

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Julie Thomas
Deputy Clerk & Master

4/22/22
Date