E-FILED
4/29/2022 11:42 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC. Plaintiff, vs. ESTATE AND HEIRS OF BACKUS, CORA B., EUGENE BACKUS, CORA B. BACKUS, SHIRLEY MANNING, and their heirs, successors, personal representatives, and assigns. Defendants.	)	Case No: 20-895-III

Karen Johnson Davidson County
Batch# 855977 ORDER
05/16/2022 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220516-0055899

ORDER GRANTING SUMMARY JUDGMENT

The Plaintiff's Motion for Summary Judgment was set to be heard on Friday, April 22, 2022. However, no response by Defendant Shirley Manning was filed with the court or otherwise served upon the counsel for the Plaintiff, as required by the Tennessee Rules of Civil Procedure. Based upon the facts presented in the Plaintiff's Motion for Summary Judgment, Memorandum of Law, Statement of Undisputed Facts, and the various supporting documents, which have been submitted unopposed, the Court finds the Plaintiff's arguments to be well taken. The Plaintiff's Motion for Summary judgment is granted against Defendant Shirley Manning. It is therefore;

ORDERED, ADJUDGED AND DECREED that this Summary Judgment is hereby deemed final under Tenn. R. Civ. P. 58 and that the Plaintiff in this action is entitled to Summary Judgment against Defendant Shirley Manning, and her 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 1750 24th Avenue North, Nashville, Tennessee 37207, under Defendant Shirley Manning, and her 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 Defendant Shirley Manning, and her heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Being the northerly 43.5 feet front and 12.5 feet rear of Lot No. 162 on the Map of Cobb's Subdivision of Lot No. 4 of the Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office Davidson County, Tennessee.
>
> Said part of said lot fronts 43.5 feet on the easterly side of 24th Avenue North, and extends back between lines, 150 feet on the southerly line and 154.3 feet on the northerly line, along the southerly margin of an alley, to another alley in the rear, measuring 12.5 feet thereon.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated April 23, 2020, of record in Instrument Number 20200423-0042526, Register's Office, Davidson County, Tennessee.
>
> This is improved real property commonly known as 1750 24th Avenue North, Nashville, Tennessee 37208.

Is vested in the Plaintiff; 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 _____, 2022.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 6th DAY OF May 2022
MARIA M. SALAS, CLERK & MASTER
BY Lisa Acal
DEPUTY

s/ Ellen Hobbs Lyle
CHANCELLOR ELLEN HOBBS LYLE
CHANCERY COURT, PART III

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 sent via first class mail to:

Shirley Manning, pro se
2120 Outcalt Lane, Apt. 106
Indianapolis, IN 46218-4088.

on this 22nd day of April, 2022.

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

Certificate of Authenticity

I, Trat North Natchez, 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 May 6, 2022.

AFFIANT SIGNATURE

05/06/2022
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of May, 2022.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024