Karen Johnson Davidson County
Batch# 856452 ORDER
05/17/2022 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220517-0056527

E-FILED
4/29/2022 1:43 PM
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.	)	F.04-TI Case No: 21-0861-IV

FILED
2022 MAY -4 PM 1:34

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, A.A.M.L. Brown, as to Defendants Cecil Thomas Giles, Addie B. Giles, and Edward T. Giles, Jr. (hereinafter the "remaining Defendants"), and their heirs, successors, personal representatives, and assigns, was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on April 29, 2022. It appears to this Court that the remaining Defendants, and their heirs, successors, personal representatives, and assigns, after being served by an Order of Publication entered on February 2, 2022, did not file a response or objection to the Plaintiffs' Motion for Default Judgment that was filed on April 14, 2022. It also appears to this Court that no answer or other defense has been filed by the remaining Defendants, and their 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 the remaining Defendants, and their heirs, successors, personal representatives, and assigns, and that this Default Judgment is deemed final under Tenn. R. Civ. P. 58; 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 Defendants Cecil Thomas Giles, Addie B. Giles, and Edward T. Giles, Jr., and their 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 remaining Defendants, and their heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Being lot No. 12 in Geo I. Waddey's Subdivision o fLots 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 of Davidson County, Tennessee as recorded in 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; 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.

Russell T. Perkins
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 9th DAY OF May 2022
MARIA M. SALAS, CLERK & MASTER
BY Lisa Neal
DEPUTY

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 the Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Motion 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.

on this 29th day of April, 2022.

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

Certificate of Authenticity

I, Robert J. Notestine, 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 4, 2022.

AFFIANT SIGNATURE 5/9/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 9th day of May, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/13/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY