Karen Johnson Davidson County
Batch# 871660 ORDER
06/15/2022 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220615-0068173

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5/20/2022 11:45 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC. Plaintiff, v. D.B. FULLER, JR, KIMBERLY M. FULLER, and their heirs, successors, personal representatives and assigns. Defendants.	)	Case No: 22-0276-II

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants D.B. Fuller, Jr. and Kimberly M. Fuller, and their heirs, successors, personal representatives, and assigns (hereinafter the " Defendants"), was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on May 13, 2022. It appears to this Court that the Defendants after being served by Certified Mail on March 7, 2022, did not file a response or objection to the Plaintiffs' Motion for Default Judgment that was filed on April 8, 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 Defendants 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 1534 B 14th Avenue North, Nashville, Tennessee 37208, under the Defendants, 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 Defendants in the real property described as follows:

> Being the southerly one-half of Lot No. 209, McGavock, Wetmore & Others, Second Addition to Nashville, called "The Addition to the Town of McGavock," of record in Book 21, Page 41, said Register's Office.
>
> Said southerly half of Lot 209 fronts 25 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated April 7, 2020, and recorded on April 23, 2020, of record in Instrument Number 20200423-0042527, Register's Office, Davidson County, Tennessee.
>
> This is improved real property commonly known as 1534 B 14th Avenue North, Nashville, TN 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 20th day of May, 2022.

s/Anne C. Martin
CHANCELLOR ANNE C. MARTIN
CHANCERY COURT, PART II

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 sent via U.S. First Class mail to:

D.B. Fuller, Jr.
2912 Nautilus Drive
Nashville, TN 37217

Kimberly M. Fuller
3011 River Drive
Nashville, TN 37218

on this 13th day of May, 2022.

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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 8th DAY OF June 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

202206150068173

Certificate of Authenticity

I, Robert J. McClellan, 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 6/8/22.

AFFIANT SIGNATURE

6/8/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 8th day of June, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY