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DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

KUDZU REAL ESTATE INC.,	)	
	)	
Plaintiff,	)	
v.	)	**No. 21-1276-II**
TIMOTHY GROGAN, and his heirs,	)	
successors, personal representatives, and assigns	)	
	)	
Defendants.	)	

Karen Johnson Davidson County
Batch# 873171 ORDER
06/16/2022 12:26:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220616-0069099

ORDER GRANTING DEFAULT JUDGMENT

The Motion for Default of the Plaintiff, Kudzu Real Estate Inc. ("Kudzu"), as to Defendant Timothy Grogran, and his heirs, successors, personal representatives, and assigns ("Mr. Grogan"), was made pursuant to Tenn. R. Civ. P. 55 and scheduled to be heard June 3, 2022.

Plaintiff filed its Complaint with the Court on December 17, 2021. After diligent search and inquiry, Defendant was not able to be located in the State of Tennessee, pursuant to Notice of Filing and Affidavit of Matthew Anderson filed with the Court on January 5, 2022. On February 11, 2022, an Order of Publication was granted to Plaintiff, and said Order of Publication was published in *The Tennesseean* on February 18, 2022, February 25, 2022, March 4, 2022, and March 11, 2022.

Defendant did not respond to the Order of Publication. Defendant did not respond to the Motion for Default filed by Plaintiff on April 26, 2022.

Plaintiff has moved this Court, pursuant to Rule 55.01 of the Tennessee Rules of Civil Procedure, for a default judgment against Defendant Timothy Grogran, and his heirs, successors, personal representatives, and assigns. Based upon the Plaintiff's motion and their being no response in opposition to the same, and the entire record in this case, this Court finds that

Defendant Timothy Grogran, and his heirs, successors, personal representatives, and assigns were served with a copy of the Order of Publication via publication in *The Tennesseean,* had notice of the complaint, and did not serve an answer within the time required by law.

THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED that the Plaintiff in this action is awarded a Default Judgment against Defendant Timothy Grogran, and his heirs, successors, personal representatives, and assigns, and:

1. Title to the property located at 332 May Drive, Madison, Tennessee, 37115 is vested fully in Kudzu Real Estate Inc., free of any interest or potential interest of the Defendant, his heirs successors, and/or assigns, known or unknown;
2. Defendant and all persons claiming under any of them, be forever barred from all claims to an estate or interest in the Property;
3. Plaintiff is the lawful owner and is vested with absolute and unencumbered title in fee simple to the Property;
4. Plaintiff has the sole ole and complete right to possession of the Property.

ENTERED this 14th **of** June, **2022.**

s/Anne C. Martin
CHANCELLOR ANNE C. MARTIN

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE,
THIS 16 DAY OF June 2022
MARIA M. SALAS, CLERK & MASTER
BY Vicki Bailey
DEPUTY

Respectfully submitted,

ANDERSON LEGAL, PLLC

By: */s/ Matthew J. Anderson*
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