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6/24/2022 10:51 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.)
)
Plaintiff,)
)
vs.)
)
WALTER LITCHFORD a/k/a W.L. LITCHFORD,)
KATE O. LITCHFORD a/k/a KATIE)
LITCHFORD, MRS. ODELL TUTTLE a/k/a W.H.)
THOMPSON, JOE LITCHFORD, THELMA)
LITCHFORD, HOWARD LITHFORD, CLAUDE)
LITCHFORD, CHARLIE BYRUM, BILLIE)
BYRUM, RUBY DOTSON, WILMA BARRETT,)
WALTER LITCHFORD, JR., ANNA COLEMAN)
LITCHFORD, JOHN ALBERT LITCHFORD, SR.)
a/k/a JACK LITCHFORD, LANCE DOTSON,)
RICK BARRETT, DOUGLAS BARRETT,)
KAREN BEAN, LOIS TUCKER, GLENDA)
WHITE, JUNE SCHNEIDER, TERRI)
DILLEHAY, LISA KAY BLACK, CLAUDE)
BYRUM, DONALD BYRUM, CLAUDETTE)
MCPETERS, BRENDA PARRISH, CAROL SUE)
BYRUM, MARY ANN BASS, ANGELA)
RUSSELL, TAMMY BAYLESS, CARL RAY)
LITCHFORD JOHN ALBERT LITCHFORD,)
SHIRLEY ANN LITCHFORD a/k/a SHIRLEY)
ANN NORVILLE, SHEILA BIGGERSTAFF,)
JACKIE RAY LITCHFORD, ROBERT)
LITCHFORD and their heirs, successors, personal)
representatives, and assigns.)
)
Defendants.)

FOA- II

Case No: 21-806-IV

FILED
2022 JUN 29 AM 9:42
BLA

Karen Johnson Davidson County
Batch# 884223 ORDER
07/05/2022 02:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220705-0077454

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants Walter Litchford a/k/a W.L. Litchford, Kate O. Litchford a/k/a Katie Litchford, Mrs. Odell Tuttle a/k/a W.H. Thompson, Joe Litchford, Joe Litchford, Thelma Litchford, Howard Litchford, Claude Litchford, Charlie Byrum, Billie Byrum, Ruby Dotson, Wilma Barrett, Walter

Litchford, Jr., Anna Coleman Litchford, John Albert Litchford, Sr. a/k/a Jack Litchford, Lance Dotson, Lois Tucker, Glenda White, June Schneider, Donald Byrum, Claudette McPeters, Brenda Parrish, Tammy Bayless, John Albert Litchford, Jr., Shirley Ann Litchford a/k/a Shirley Ann Norville, and Robert Litchford, and their heirs, successors, personal representatives, and assigns (hereinafter the "Remaining Defendants"), was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on June 24, 2022. It appears to this Court that the Remaining Defendants, after being duly served by publications that ran in the *Tennessean* on April 1, 8, 15, and 29, 2022, did not file a response or objection to the Plaintiff's Motion for Default Judgment that was filed on May 31, 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 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 Remaining Defendants and their heirs, successors, 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 in the real property described as follows:

> Being the northerly 1/2 of Lot 1 and Lot Nos. 4 and 5 in Haynies Central Park Plan, as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee. Said northerly half of Lot No. 1 fronts 30 1/2 feet on westerly side of South 12th Street, and extends back 150 feet, more or less, on the south line, and 144.7 feet on the north line, and with the southerly margin of Lenore Street, to an alley, on which it shows 30 feet. Said Lot Nos. 4 and 5 fronts 50 feet each, 100 feet together, on the southerly side of Lenore Street

and extends back between parallel lines 164 feet to an alley. All of said lots were conveyed to G.W. Winters by Deed, as of record in Book 447, Page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated April 7, 2020, of record in Instrument Number 20200423-0042520, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 900 South 12th Street, Nashville, Tennessee 37206.

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 29th day of June, 2022.

CHANCELLOR RUSSELL PERKINS
CHANCERY COURT, PART IV

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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 1 DAY OF July 2022
MARIA M. SALAS, CLERK & MASTER
BY Vicki Bailey
DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Motion was not sent to Defendants Walter Litchford a/k/a W.L. Litchford, Kate O. Litchford a/k/a Katie Litchford, Mrs. Odell Tuttle a/k/a W.H. Thompson, Joe Litchford, Joe Litchford, Thelma Litchford, Howard Litchford, Claude Litchford, Charlie Byrum, Billie Byrum, Ruby Dotson, Wilma Barrett, Walter Litchford, Jr., Anna Coleman Litchford, John Albert Litchford, Sr. a/k/a Jack Litchford, Lance Dotson, Lois Tucker, Glenda White, June Schneider, Donald Byrum, Claudette McPeters, Brenda Parrish, Tammy Bayless, John Albert Litchford, Jr., Shirley Ann Litchford a/k/a Shirley Ann Norville. Either their addresses are unknown and/or they are believed to be deceased.

on this 24th day of June, 2022.

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

Certificate of Authenticity

I, Robert J. Notestine, III, 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 7/5/2022.

AFFIANT SIGNATURE

7/5/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 5 day of July, 2022.

NOTARY'S ~~SIGNATURE~~

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY