E-FILED
7/1/2022 10:29 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

**IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE**

AFFORDABLE HOUSING RESOURCES, INC.

Plaintiff,

v.

ESTATE AND HEIRS OF RALEIGH R. WATKINS ETUX, EDNA M. WATKINS, RALEIGH R. WATKINS, EDNA M. WATKINS, ALBERT T. BUTLER, PATTIE CLARA GOOCH, ALLIE DUNNAVANT, ALBERTA LAWLER, MOLLIE TAYLOR, GEORGIA M. CHEERS, DOROTHY SMITH, BERTHA GARRETT, BELVA J. SLOSS, PATRICIA A. MOORE, LEE E. WILLIAMS, CHRISTINE TURNER, MICHAEL SHANNON, ANNA BLEDSOE, and their heirs, successors, personal representatives, and assigns.

Defendants.

NF
Case No: 21-1248-III

FILED
2022 JUL -8 PM 2:12
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D.C.&M.

**DEFAULT JUDGMENT**

The Motion for Default Judgment of the Plaintiff, Affordable Housing Resources, Inc., as to Defendants Alberta Lawler, Pattie Clara Gooch, Allie Dunnavant, Albert T. Butler, Dorothy Smith, Bertha Garrett, Georgia M. Cheers, Lee E. Williams, Edna M. Watkins, Mollie Taylor, Raleigh R. Watkins, Patricia A. Moore, 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 July 1, 2022. It appears to this Court that the Remaining Defendants, after being duly served by publications that ran in the *Tennessean* on April 22, April 29, May 6, and May 13, 2022, did not file a response or objection to the Plaintiff's Motion for Default Judgment that was filed on June 13, 2022. It also appears to this Court that no answer or other defense has

Karen Johnson Davidson County
Batch# 892488 ORDER
07/22/2022 11:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220722-0084123

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 1907 14th Avenue, 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:

> Land in Davidson County, Tennessee
> 1907 14th Ave
> Nashville TN 37208
> 0.15 Acres
> Map and Parcel Number 08107029500
> Deed Book, Page 00003613 0000522
>
> Being Lot No. 30 on the Map of Settle's Subdivision of Woodard's Plan of Lots, as of record in Book 57, page 1322, Register's Office for said County.
>
> Said lot fronts 50 feet on the westerly side of Alberta Avenue, and runs back between parallel lines, 140 feet to an alley.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County as evidenced in Instrument No. 20190816-0082153, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of Correction as evidenced in Instrument No. 20200127-0009698, Register's Office for Davidson County, Tennessee.

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.

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 the Plaintiff***

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 20th DAY OF July 2022
MARIA M. SALAS, CLERK & MASTER
BY Lori Neal
DEPUTY

**CERTIFICATE OF SERVICE**

I hereby certify that a true and exact copy of the foregoing Motion was not sent to Defendants Alberta Lawler, Pattie Clara Gooch, Allie Dunnavant, Albert T. Butler, Dorothy Smith, Bertha Garrett, Georgia M. Cheers, Lee E. Williams, Edna M. Watkins, Mollie Taylor, Raleigh R. Watkins, Patricia A. Moore, and Michael Shannon, as their addresses could not be ascertained and, upon information and belief, it appears some of them are deceased.

on this 1st day of July, 2022.

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



202207220084123

# 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 7/22/22.

AFFIANT SIGNATURE

7/22/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22 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