STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 908439 ORDER
08/26/2022 08:28:20 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220826-0096275

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER OF JUDGMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 06 day of DECEMBER, 2019, in Docket Number 18P1442, IN RE: ANDERSON, LOUISE E., as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 22 day of SEPTEMBER in the year 2020 and in the 244 year of American Independence.

RICHARD R. ROOKER CIRCUIT COURT CLERK

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

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IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

ESTATE OF:	)	
	)	
JAMES C. CROSS	)	
	)	
VELDA CROSS, as Administrator Joined by DONELLA JONES, as HEIR TO THE ESTATE	)	
	)	
Plaintiffs	)	
	)	**No. 18P1442**
vs	)	
	)	
LOUISE E. ANDERSON	)	
	)	
Defendant	)	

O R D ER

This matter came to be heard on November 18, 2019 before the Honorable David Randall Kennedy, Sr., Judge of the Seventh Circuit Court of Davidson County, Tennessee. Present for the Plaintiff was attorney, Dan R. Alexander, and for the Defendant, attorney, Kristen Vanderkooi. Also present was Plaintiff, Donella Jones and Defendant, Louise Anderson. The matter came before the Court on a Complaint filed by the Estate of James C. Cross seeking contribution from the Defendant as joint tenant of James C. Cross in real property known as 4221 Ashland City Highway, Nashville, Davidson County, Tennessee. 37218. Defendant answered asking the Court to approve set-offs and alleging ouster. The respective attorneys submitted a set of stipulations which were read aloud by the Judge and made a part of the record.

Following opening statements from the respective attorneys, the Court took testimony from the witnesses presented by the parties and received exhibits. Following closing statements from the attorneys representing the respective parties, the Court announced its judgment. After careful consideration of testimony and exhibits presented in Court as well as the entire record, the Court found in favor of the Plaintiff Estate and ordered a judgment in favor of the Plaintiff and against

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the Defendant in the amount of eight thousand dollars ($ 8,000.00). the Court further ordered that the judgment will earn post-judgment interest at the rate of 5.5 per cent per annum and further that the *Lis Pendens* filed in the Register of Deeds Office as Instrument No. 20180820-0081969 is dissolved and for nothing further held. The real property is identified as follows:

Legal Description Map/Parcel 69-7-1

Land in Davidson County, Tennessee, being Lot 6 on the Plan of Gardner Meadows as of record in Book 2330, Page 44. Register's Office for said County.

Being the same property conveyed to James C. Cross and Louise E. Anderson by Warranty Deed of record in Book 11340, Page 360 Register's Office for Davidson County, Tennessee.

This is improved residential property bearing the street address of 4221 Ashland City Highway, Nashville, Davidson County, Tennessee 37218.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the Plaintiff Estate of James C. Cross and Velda Cross as the Administrator of the Estate, is awarded a judgment in the amount of eight thousand dollars ($8,000.00) against the Defendant, Louise Anderson. The judgment will earn post-judgment interest at the rate of five and one-half percent interest (5.5 %) per annum. The judgment will remain a lien on the above real property pending payment of the judgment in full. The *Lis Pendens* filed in the Register of Deeds Office as Instrument No. 20180820-0081969 is dissolved and for nothing further held.

Costs are taxed to the Defendant. For all of which execution may issue if necessary.

Entered the 6 day of Dec 2019.

JUDGE, DAVID RANDALL KENNEDY, SR.

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/S

Dan R. Alexander BAR 7065
Attorney for Plaintiff
2016 8th Avenue South
Nashville, Tennessee 37204
Tel. 615 -297-0097 Fax. 615- 297-9007

Certificate of Service

I certify that a true and exact copy of the above Order was mailed to Kristen Vanderkooi, Esq. 718 Thompson Lane, Suite 108-235, Nashville, Tennessee 37204 on 20th day of November 2019 and emailed to Kristen Vanderkooi at Kristen.vanderkooi@comcast.net on this 22nd day of November 2019.

/S

Dan R. Alexander