E-FILED
7/22/2022 12:47 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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

| | | |
|---|---|---|
| LISA B. BROWN,<br><br>Plaintiff,<br><br>v.<br><br>B&W MANAGEMENT, LLC, BEATRICE TRIBBIT JOHNSON, and their heirs, successors, personal representatives, and assigns,<br><br>Defendants. | ) | Case No: 22-0703-III |

Karen Johnson Davidson County
Batch# 909425 ORDER
08/29/2022 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220829-0097349

## DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Lisa B. Brown, as to Defendant Beatrice Tribbit Johnson, and her heirs, successors, personal representatives, and assigns, was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on July 15, 2022. It appears to this Court that Defendant Beatrice Tribbit Johnson, after being duly served by Certified Mail on May 28, 2022, did not file a response or objection to the Plaintiff's Motion for Default Judgment that was filed on June 27, 2022. It also appears to this Court that no answer or other defense has been filed by Defendant Beatrice Tribbit Johnson, and her 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 Defendant Beatrice Tribbit Johnson, and her heirs, successors, personal representatives, and assigns; it is further

**ORDERED, ADJUDGED AND DECREED** that any persons claiming title to the real property known as 809 31st Avenue North, Nashville, Tennessee 37209, under Defendant Beatrice



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Tribbit Johnson, and her heirs, successors, personal representatives, 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 Defendant Beatrice Tribbit Johnson, and her heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 22 and the westerly part of Lots Nos. 24 on the Map of Sam and Emily Lee's Subdivision, as of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Lisa B. Brown by the Final Decree Confirming Sale, of record in Instrument Number 20100212-0011122, Register's Office for Davidson County, Tennessee.
>
> This is real property commonly known as 809 31st Avenue North, Nashville, Tennessee 37209.

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.

s/ Ellen Hobbs Lyle
**CHANCELLOR ELLEN HOBBS LYLE**
**CHANCERY COURT, PART III**

APPROVED FOR ENTRY:

*/s/ Robert J. Notestine, III*
Robert J. Notestine III (#12195)

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 29th DAY OF August 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY



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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 is not being sent to Defendant B&W Management, LLC as its address cannot be located. However, a true and exact copy of the foregoing was sent, via U.S. First Class Mail, to:

Beatrice Tribbit Johnson, Pro-se
2086 Meadow Ln
Memphis, TN 38116

on this 15th day of July, 2022.

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

# Certificate of Authenticity

I, Robert Elliott Graves, 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 8/29/22.

Robert Graves
AFFIANT SIGNATURE

8/29/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 29 day of August, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY