Karen Johnson Davidson County
Batch# 924202 ORDER
10/03/2022 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221003-0108616

E-FILED
8/24/2022 10:09 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

TERRELL STARKS)
)
Plaintiff,)
)
v.)
)
ESTATE AND HEIRS OF KAY G.)
DAVENPORT, KAY G. DAVENPORT,)
WANDA BYRD, CANDACE)
DAVENPORT, CLAYTON DAVENPORT,)
and their heirs, successors, personal)
representatives, and assigns,)
)
Defendants.)

F04
Case No: 21-0452-I

FILED
2022 AUG 31 AM 10:51
DAVIDSON CO. CHANCERY CT.
D.C.M.

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Terrell Starks, as to the Defendants, Estate and Heirs of Kay G. Davenport, Wanda Byrd, Candace Davenport, and Clayton Davenport, and their heirs, successors, personal representatives, and assigns, was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on August 12, 2022. It appears to this Court that the Defendants, after being duly served by Publication, running in the *Tennessean* on June 3, 10, 17, and 24, 2022, did not file a response or objection to the Plaintiff's Motion for Default Judgment that was filed on July 26, 2022. It also appears to this Court that no answer or other defense has been filed by the Defendants. It is hereby:

ORDERED, ADJUDGED AND DECREED that the Plaintiff in this action is entitled to a Default Judgment against Defendants Estate and Heirs of Kay G. Davenport, Wanda Byrd, Candace Davenport, and Clayton Davenport, and their heirs, successors, personal representatives, and assigns, 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 1415 Ocoee Trail, Madison, TN 37115, under the Defendants, 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 Defendants, in the real property described as follows:

> Being Lot No. 187 on the unrecorded map or plan of Nawaka Hills, Powwow Addition, Section No. 6, being a subdivision of part of a tract of land containing 41.1 acres, more or less.
>
> Said Lot No. 187 fronts 50 feet on the easterly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line and measures 50 feet thereon.
>
> Being the same propertie conveyed to Terrell Starks by Final Decrees Confirming Sale of record in Instrument 20190124-0007158, Register's Office for Davidson County, Tennessee.
>
> This is unimproved real property commonly known as 1415 Ocoee Trail, Madison, TN 37115.

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.

Patricia Head Moskal

CHANCELLOR PATRICIA HEAD MOSKAL
CHANCERY COURT, PART I

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 23rd DAY OF September 2022
MARIA M. SALAS, CLERK & MASTER
BY _____
DEPUTY

202210030108616

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

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing is not being sent to Defendants Estate and Heirs of Kay G. Davenport, Wanda Byrd, Kay G. Davenport, Clayton Davenport, Candace Davenport, and their heirs, successors, personal representatives, and assigns, as their addresses are unknown and cannot be located.

On this 24th day of August, 2022.

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

RULE 58 CERTIFICATION
A Copy of this order has been served by U. S. Mail upon all parties or their counsel named above.

8/31/22
Deputy Clerk and Master Date
Chancery Court

Certificate of Authenticity

I, ROBERT J. NUTESTINE, 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 9/23/22.

AFFIANT SIGNATURE

9/23/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 23rd day of September, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY