Karen Johnson Davidson County
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20221026-0115922

IN THE CHANCERY COURT FOR THE TWENTIETH JUDICIAL DISTRICT
DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE

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7-ELEVEN, INC.,	)	
	)	
Plaintiffs,	)	
	)	
v.	)	
	)	
TIGER MANAGEMENT GROUP, LLC,	)	**Case No. 22-0554-III**
	)	
Defendant.	)	
	)	

Amended **FINAL JUDGMENT BY DEFAULT**

This cause came to be heard before the undersigned Judge on this 16th day of September 2022 upon the motion of plaintiff 7-Eleven, Inc. ("Plaintiff") for judgment by default against defendant Tiger Management Group, LLC ("Defendant") pursuant to Rule 55 of the Tennessee Rules of Civil Procedure. Based upon the complaint and the entire record in this cause, the Court finds as follows:

1. By order entered on June 27, 2022, this Court granted Plaintiff's motion to serve Defendant by publication pursuant to Tenn. Code Ann. §21-1-203 through §21-1-204. Service of process by publication was appropriate because Defendant cannot be served by ordinary process because:

a. It is a dissolved limited liability company whose corporate existence has been terminated by the Tennessee Secretary of State; and

b. Plaintiff's attempts to serve Defendant through its former managers, directors, officers, and members pursuant to T.C.A. §48-249-622 have been unsuccessful because, after diligent inquiry, the whereabouts of such persons could not be ascertained.

2. As established by the declaration of counsel filed with Plaintiff's motion, Plaintiff caused Defendant to be served by publication. Notice was published for four consecutive weeks, advising Defendant that judgment by default might be taken against it for the relief demanded in the complaint. Publication ran in the Tennessean on the following dates: July 8th, July 15th, July 22nd, and July 29th.

3. More than thirty (30) days have passed since the last publication and Defendant has failed to answer or otherwise respond to the complaint within the time prescribed by law.

It is accordingly ORDERED, JUDGED, AND DECREED as follows:

1. Judgment by default is hereby entered in favor of plaintiff 7-Eleven, Inc. against defendant Tiger Management Group, LLC.

2. Pursuant to T.C.A. 29-14-101 et seq., the Court hereby declares that defendant Tiger Management Group, LLC has waived or abandoned any right to enforce the Deed Restrictions and Additional Rights contained in Section 3 – 6 of that certain Special Warranty Deed from Tiger Management Group, LLC to Southside Oil, LLC dated May 6, 2014 and of record as Instrument Number 20140508-0039304, Register's Office Davidson County, Tennessee (collectively, the "TMG Deed Restrictions").

3. Accordingly, neither Tiger Management Group, LLC nor any person or entity deriving rights from Tiger Management Group, LLC has the right to enforce the TMG Deed Restrictions.

4. Since this judgment resolves all claims at issue in this action, this is a FINAL JUDGMENT.

5. Court costs for this cause shall be assessed to the Defendant, Tiger Management Group, LLC, for which execution may issue if necessary.

10/5/2022

Judge I'Ashea L. Myles

Approved for Entry:

/s/ Garry K. Grooms

William L. Penny (BPR #9606)
Garry K. Grooms (BPR #12647)
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Attorneys for Plaintiff

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 6th DAY OF October 2022
MARIA M. SALAS, CLERK & MASTER
BY Christy Smith
DEPUTY

Tennessee Certification of Electronic Document

I, Garry Grooms, do hereby 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 10/26/2022 (date of document).

Affiant Signature

October 26, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of October, 2022.

Notary's Signature

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

MY COMMISSION EXPIRES: 3/17/24