Karen Johnson Davidson County
Batch# 947104 ORDER
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Fees: $22.00 Taxes: $0.00
20221202-0126348

E-FILED
11/28/2022 11:55 AM
CLERK & MASTER
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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

TERRELL STARKS, Plaintiff, v. BYRON FERNANDEZ A/K/A BYRON ISRAEL FERNANDEZ A/K/A BYRON ISRAEL FERNANDEZ-VIRULA, and his heirs, successors, personal representatives, and assigns, Defendants.	)	Case No: 22-0822-II

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiff, Terrell Starks, as to the Defendant, Byron Fernandez a/k/a Byron Israel Fernandez a/k/a Byron Israel Fernandez-Virula, and his heirs, successors, personal representatives, and assigns, was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on November 18, 2022. It appears to this Court that the Defendant, after being duly served by Publication, running in the *Tennessean* on September 2, 9, 16, and 23, 2022, did not file a response or objection to the Plaintiff's Motion for Default Judgment that was filed on October 24, 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 the Defendant and his heirs, successors, personal representatives, and assigns, and that this Default Judgment is deemed final under Tenn. R. Civ. P. 58; it is further

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ORDERED, ADJUDGED, AND DECREED that any persons claiming title to the real property known as 609 Idlewild Avenue, Madison, Tennessee 37115, under the Defendant, 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 Defendant, and his heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Crittenden Estates, Block F, as shown by plat of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same Property conveyed to Terrell Starks by the Final Decree Confirming Sale, of record in Instrument Number 20200205-0013527, Register's Office for Davidson County, Tennessee.
>
> This is real property commonly known as 609 Idlewild Avenue, Madison, Tennessee 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.

s/Anne C. Martin
CHANCELLOR ANNE C. MARTIN
CHANCERY COURT, PART II

APPROVED FOR ENTRY:

/s/ Robert J. Notestine, III
Robert J. Notestine III (#12195)
109 Kenner Avenue, #201

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 2nd DAY OF December 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

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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 Defendant Byron Fernandez a/k/a Byron Israel Fernandez a/k/a Byron Israel Fernandez-Virula, and his heirs, successors, personal representatives, and assigns, as their addresses are unknown and cannot be located.

On this 18th day of November, 2022.

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

Certificate of Authenticity

I, Robert J. Nutestine 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 12/2/22.

AFFIANT SIGNATURE 12/2/22 Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 2nd day of December, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY