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Co. Chancery Court

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

2022 DEC -2 PM 3:1

DEBRA R. SAPP and MICHAEL C. SAPP	)	
	)	
Plaintiffs	)	
	)	**Docket No. 21-1261-II**
v.	)	
	)	
JOHN DOE, & ANY UNKNOWN DEFENDANTS	)	***In Re: THAT CERTAIN IDENTIFIED STRIP OF LAND LOCATED AT 1412 VILLA PLACE***
	)	
Defendants	)	

ORDER FOR DEFAULT JUDGMENT

The Motion of Plaintiffs, Debra R Sapp and Michael C Sapp, for Default Judgement as to Defendants, John Doe & and Unknown Defendants, heirs-at-law or devisees successors, personal representatives or assigns, was made pursuant to Tenn R Civ P 55 No responsive pleading having been filed, it is hereby

ORDERED, ADJUDGED AND DECREED that the Plaintiffs in this action are entitled to a Default Judgment against the Defendant(s) and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as the strip of land between 1412 and 1500 Villa Pl Nashville, TN 37212 under the Defendant(s), except as set forth hereinbelow are barred from claiming title to the Property, and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendant in the real property described as follows

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 12, AS SHOWN ON THE PLAN OF J B HAYNIE'S SUBDIVISION, OF RECORD IN PLAT BOOK 148, PAGE 433, REGISTER'S OFFICE OF

Karen Johnson Davidson County
Batch# 993226 ORDER
04/18/2023 03 09 12 PM 3 pgs
Fees. $17 00 Taxes $0 00
20230418-0028571

DAVIDSON COUNTY, TENNESSEE, CONVEYED TO BONNIE T THOMPSON, OF RECORD IN QUITCLAIM #20060315-0029769 R O D C

THENCE WITH THE SOUTHERLY LINE OF LOT 12 SOUTH 82° 05' 16" EAST, 150 00 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY OF ALLEY #436, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 12;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF SAID ALLEY, SOUTH 09°08'09" WEST, 12 25 FEET TO AN IRON PIN SET AT THE NORTH EAST CORNER OF LOT 1, AS SHOWN ON THE RESUBDIVISION OF LOTS 27-49 OF O B. HAYES ROKEBY PLAN, OF RECORD IN PLAT BOOK 421, PAGE 22, R O D C, CONVEYED TO SHARON G WALLACE OF RECORD IN DEED BOOK 10832, PAGE 345, R O.D C.

THENCE LEAVING SAID ALLEY WITH THE NORTHERLY LINE OF LOT 1, NORTH 81° 10' 44" WEST, 72 98 FEET TO AN IRON PIN SET

THENCE NORTH 81° 46' 20" WEST, 77 00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY OF VILLA PLACE AND ALSO BEING THE NORTHWEST CORNER OF LOT 1,

THENCE WITH THE EASTERLY RIGHT-OF-WAY OF VILLA PLACE, NORTH 09° 08' 09" EAST, 10 67 FEET TO THE POINT OF BEGINNING, CONTAINING 1,689.34 SQUARE FEET OR 0 04 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONELON, RLS #2297, DATED NOVEMBER 11, 2012

Such above referenced property is vested solely in the Plaintiffs, and

It is further ORDERED, ADJUDGED AND DECREED that this order shall be entered as and is a judgment pursuant to Tenn R Civ P Rule 54 02, there being is no just reason for delay

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 2nd day of December, 2022

Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 2nd DAY OF March 2023
MARIA M SALAS, CLERK & MASTER
BY DEPUTY

Approved for Entry:
RUDY & PARTNERS, PLLC

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