Karen Johnson Davidson County
Batch# 1034390 ORDER
08/03/2023 02:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230803-0060167

E-FILED
7/13/2023 12:58 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

AFFORDABLE HOUSING RESOURCES, INC.,

Plaintiff,

v.

KEYLAN MILLER, SR., MARIA MILLER a/k/a MARIA DAVIS, THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. and their heirs, successors, personal representatives, and assigns.

Defendants.

Case No: 23-373-I

FILED
2023 JUL 25 PM 1:21
DAVIDSON CO. CHANCERY CT.
D.C.&M.

DEFAULT JUDGMENT

The Motion for Default Judgment of the Plaintiffs, Affordable Housing Resources, Inc. and Twenty Holdings, LLC, as to Defendants The Bank of New York as Trustee For the Certificate Holders CWABS (hereinafter referred to as "Bank of New York"), Inc., Maria Miller a/k/a Maria Davis and their heirs, successors, personal representatives, and assigns, was made pursuant to Tenn. R. Civ. P. 55 and was set to be heard on July 14, 2023. It appears to this Court that Defendant Bank of New York ~~and Maria Miller a/k/a Maria Davis,~~ after being duly served by Certified Mail as reflected in this case's file, did not file responses or objections to the Plaintiffs' Motion for Default Judgment that was filed on June 22, 2023. It also appears to this Court that no answer or other defense has been filed by the Defendant. It is hereby:

ORDERED, ADJUDGED, AND DECREED that any persons claiming title to the real property known as 204 Port Drive, Madison, Tennessee 37115 under The Bank of New York, ~~Maria Miller a/k/a Maria Davis, and their heirs,~~ and its 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 Defendants The Bank of New York, ~~Maria Miller a/k/a Maria Davis~~, and ~~their heirs~~, successors, ~~personal representatives~~, and assigns, in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Page 126 and 127, as amended in Book 3027, Page 465, Book 4855, Page 609, and Book 5085, Page 699, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Affordable Housing Resources, Inc. from the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20230124-0005468, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 204 Port Drive, Madison, TN 37115.

Is vested in the Plaintiff; it is further

ORDERED, ADJUDGED, AND DECREED that the costs ~~of this cause~~ as to Defendant The Bank of New York shall be taxed to the Plaintiff for which execution may issue if necessary.

Plaintiffs Motion for Default as to Defendant Maria Miller a/k/a Maria Davis is hereby DENIED for lack of service of process

CHANCELLOR PATRICIA HEAD MOSKAL
CHANCERY COURT, PART I

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 Plaintiffs

MAILED 11/25/23

202308030060167

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing is not being sent to Defendant Keylan Miller, as his address is unknown. However, the foregoing has been sent, by U.S. First Class Mail, to:

Maria Miller a/k/a Maria Davis, pro se
1610 Gordy Street
Lecompte, LA 71346

The Bank of New York as Trustee For the Certificate Holders CWABS, Inc. Inc.-Asset Backed Certificates, Series 2005-9, pro-se c/o registered agent:
C T Corporation System
300 Montvue Road
Knoxville, TN 37919

On this 13th day of June, 2023.

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

Certificate of Authenticity

I, Robert J. Notestine, 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 July 25, 2023.

Robert J. Notestine III
AFFIANT SIGNATURE

8/3/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3rd day of August, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026