E-FILED
9/21/2023 3:07 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

TERREE ANN-MARIE KENNEDY JR. AND TAZZEL MALIK KENNEDY,	)	
Petitioners,	)	
v.	)	**Case No.: 23-0421-II**
ALL UNKNOWN HEIRS AND DESCENDANTS OF RUSSELL SIMPSON PERRY, JR., ALL UKNOWN HEIRS AND DESCENDANTS OF MARY AUSTIN PERRY, AND AMERICAN ADVISORS GROUP INC.,	)	
Respondents.	)	

Karen Johnson Davidson County
Batch# 1072775 ORDER
11/16/2023 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231116-0089541

ORDER GRANTING DEFAULT JUDGMENT AGAINST RESPONDENTS ALL UNKNOWN HEIRS AND DESCENDANTS OF RUSSELL SIMPSON PERRY, JR. AND ALL UNKNOWN HEIRS AND DESCENDANTS OF MARY AUSTIN PERRY ONLY

On August 16, 2023, Petitioners filed their Motion for Default Judgment and Memorandum in Support against the following Respondents: (i) All Unknown Heirs and Descendants of Russell Simpson Perry, Jr., and (ii) All Unknown Heirs and Descendants of Mary Austin Perry (individually and collectively, the "Defaulting Respondents"). The Motion for Default Judgment was set to be heard before this honorable Court on Friday, September 15, 2023, at 9:00 A.M.; however, the Defaulting Respondents failed to file a Response to Petitioners' Motion for Default. In addition, the Defaulting Respondents failed to file a Notice of Appearance, an Answer, or any responsive pleading in this case.

Accordingly, based on the Motion for Default Judgment and the entire record in this case, this honorable Court finds that the Motion for Default Judgment should be granted against the Defaulting Respondents.

It is hereby **ORDERED, ADJUDGED AND DECREED** that:

1. Petitioners' Motion for Default Judgment against the following Respondents: (i) All Unknown Heirs and Descendants of Russell Simpson Perry, Jr., and (ii) All Unknown Heirs and Descendants of Mary Austin Perry is hereby is **GRANTED.**

2. Petitioners are hereby declared to be the sole and fee simple absolute owners of the real property located at 340 Lawndale Drive, Nashville, Davidson County, Tennessee 37217 subject to any valid and recorded Deed of Trust.[1]

It is so **ORDERED.**

Entered this 21st day of September, 2023.

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

APPROVED FOR ENTRY:

BELCHER SYKES & HARRINGTON, PLLC

/s/ Joel S. Stampley
Elizabeth R. Sykes (BPR#020270)
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Counsel for Petitioners

[1] The real property located at 340 Lawndale Drive, Nashville, Davidson County, Tennessee 37217 is currently encumbered by that certain Adjustable-Rate Deed of Trust Home Equity Conversion Mortgage Loan of record as Instrument No. 20210804-0104944, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing was served by the method indicated below, on this 15th day of September, 2023, upon the following:

American Advisors Group, Inc.
c/o Cogency Global, Inc., Registered Agent
992 Davidson Drive, Suite B
Nashville, Tennessee 37205

VIA U.S. MAIL

/s/ Joel S. Stampley
Joel S. Stampley

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 16 DAY OF November 2023
MARIA M. SALAS, CLERK & MASTER
BY _____
DEPUTY

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 September 21, 2023.

Elizabeth Ryder Sykes

11/16/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of November, 2023.

LYNNE E. NEELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

Lynne E. Neely
Notary Public

My Commission Expires: _____