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DAVIDSON CO. CHANCERY CT.

**IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE**

SUMMIT OAKS HOMEOWNERS ASSOCIATION, INC,	)	
	)	
Plaintiff,	)	
	)	**Docket No. 23-0892-III**
v.	)	
	)	
LARRY COX,	)	
	)	
Defendant.	)	

Karen Johnson Davidson County
Batch # 1080685 ORDER
12/12/2023 08:21:42 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231212-0095561

AGREED ORDER SETTING ASIDE QUITCLAIM DEED

It appearing to the Court, as evidenced by signature for counsel of the parties below, that the parties wish to resolve the matters in controversy as set forth in Plaintiff's Complaint and that the parties have agreed:

(1) The Quitclaim Deed recorded with the Davidson County Register of Deeds on January 13, 2023, Instrument Number 20230113-0003018, shall be set aside, voided, and deemed inoperable;

(2) Ownership of the property with the address at 460 Summit Oaks Drive, Nashville, Tennessee 37221, the property subject to the Quitclaim Deed recorded with the Davidson County Register of Deeds on January 13, 2023, Instrument Number 20230113-0003018, shall revert to Larry Cox and shall be recorded as such until such time as the property is sold or otherwise transfered;

(3) The Judicial Foreclosure Deed recorded with the Davidson County Register of Deeds on May 2, 2022, Instrument Number 2020502-0050550, shall become the operative deed evidencing ownership of property with the address at 460 Summit Oaks Drive, Nashville, Tennessee 37221;

(4) Larry Cox shall pay all past due and future assessments of Summit Oaks Hoemowners Association, Inc. and shall be responsible for the Lot maintenance of 460 Summit Oaks Drive,

Nashville, Tennessee 37221 until that property is sold or otherwise transferred to a third party, at which time the new Owners will assume responsibility for assessments and Lot maintenance;

(5) Larry Cox shall pay Summit Oaks Hoemowners Association, Inc. the amount of Five Thousand Dollars ($5,000.00) to reimburse The Association for its attorneys' fees, costs, and expenses related to the property with the address at 460 Summit Oaks Drive, Nashville, Tennessee 37221; and

(6) Larry Cox shall take any action necessary to effectuate the setting aside of the Quitclaim Deed recorded with the Davidson County Register of Deeds on January 13, 2023, Instrument Number 20230113-0003018 and re-assumption of ownership of the property that is the subject of the Quitclaim Deed if additional action is required by the Davidson County Register of Deeds or any other entity.

Accordingly, it is hereby **ORDERED, ADJUDGED, AND DECREED** as follows:

(1) The Quitclaim Deed recorded with the Davidson County Register of Deeds on January 13, 2023, Instrument Number 20230113-0003018, shall be set aside, voided, and deemed inoperable;

(2) Ownership of the property with the address at 460 Summit Oaks Drive, Nashville, Tennessee 37221, the property subject to the Quitclaim Deed recorded with the Davidson County Register of Deeds on January 13, 2023, Instrument Number 20230113-0003018, shall revert to Larry Cox and shall be recorded as such until such time as the property is sold or otherwise transferred;

(3) The Judicial Foreclosure Deed recorded with the Davidson County Register of Deeds on May 2, 2022, Instrument Number 2020502-0050550, shall become the operative deed evidencing ownership of property with the address at 460 Summit Oaks Drive, Nashville, Tennessee 37221 until such time as the property is sold or otherwise transferred;

(4) Larry Cox shall pay all past due and future assessments of Summit Oaks Hoemowners Association, Inc. and shall be responsible for the Lot maintenance of 460 Summit Oaks Drive,

Nashville, Tennessee 37221 until that property is sold or otherwise transferred, at which time the new Owner will assume responsibility for assessments and Lot maintenance;

(5) Larry Cox shall pay Summit Oaks Hoemowners Association, Inc. the amount of Five Thousand Dollars ($5,000.00) to reimburse the Association for its attorneys' fees, costs, and expenses related to the property with the address at 460 Summit Oaks Drive, Nashville, Tennessee 37221;

(6) Larry Cox shall take any action necessary to effectuate the setting aside of the Quitclaim Deed recorded with the Davidson County Register of Deeds on January 13, 2023, Instrument Number 20230113-0003018 and re-assumption of ownership of the property that is the subject of the Quitclaim Deed if additional action is required by the Davidson County Register of Deeds or any other entity; and

(7) This Order shall be recorded with the Davidson County Register of Deeds and shall be effective on recording.

IT IS SO ORDERED this 17th day of November, 2023.

s/I'Ashea L. Myles
Chancellor

Approved for Entry:

/s/ Garrett E. Asher
Garrett E. Asher (015977)
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/s/ Trevor Baskin

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Attorney for Defendant

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 1 DAY OF December 2023
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY