E-FILED
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CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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

BRIAN VANCE,	)	
	)	
Petitioner,	)	
	)	
v.	)	**Case No. 23-0556-II**
	)	
NOELLE HURKS, PAIGE PLUMMER (COBBS), BIGG MARKETING ENTERPRISES, LLC and ROBERT H. BIGGERSTAFF,	)	
	)	
Respondents.	)	

Karen Johnson Davidson County
Batch # 1113737 ORDER
03/21/2024 12:15:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240321-0019618

FINAL ORDER

Before the Court is Petitioner Brian Vance's Motion for Default Judgment as to Bigg Marketing Enterprises, LLC and Robert H. Biggerstaff. Previously, the Court entered an Order granting Petitioners Motion to Serve Bigg Marketing Enterprises, LLC and Mr. Biggerstaff by publication, and requiring that those Respondents appear and answer the Petition on or before the expiration of thirty days from the last day of publication.

Since then, notice of this matter was published in a paper of general circulation on December 15, 22 and 29, 2023, and January 5, 2024. An affidavit from the publisher reflecting the same is in the Court's file.

No response to the Petition was filed by Mr. Biggerstaff or Bigg Marketing Enterprises, LLC, nor has an appearance been entered either of those parties. Accordingly, the Court hereby **GRANTS** Petitioners Motion for Default Judgment.

Meanwhile, as evidenced by the signatures of Respondents Noelle Hurks and Paige Plummer below, they are in agreement that the judgment requested by the Petitioner should be granted by this Court.

Accordingly, the Court makes the following findings in this matter:

1. The property at issue in this case (the "Property") is Lot No. 98 on the Plan of Haynes Heights, Section II, which is displayed on the Plat recorded in the Register's Office for Davidson County at Book 2331, Pages 58 and 59, and is more fully described as follows:

> BEGINNING at a point in the westerly margin of Shreeve Lane at the corner of Lots 97 and 98; thence with the line between said lots westerly 328 feet to a point; thence north 32 degrees 25 minutes West 62.8 feet to a point; thence north 32 degrees 25 minutes west 62.8 feet to a point; thence north 85 degrees 10 minutes west 20.1 feet to the rear corner of Lots 98 and 100; thence northerly with the line between said lots 347.5 feet to a point in the margins of Ledford Drive; thence with said drive easterly 158.2 feet to the beginning of a curve; thence around said curve in a southeasterly direction 37.1 feet to a point in the margin of Shreeve Lane; thence with the same along a slight curve southerly 262.1 to the beginning.

2. The sole owners of the Property, as the date of this order, are Petitioner Brian Vance, and Respondents Paige Plummer (Cobbs) and Noelle Hurks.

3. The Court therefore quiets title, and finds that no other entity or person has an interest in this Property other than Mr. Vance, Ms. Plummer (Cobbs), and Ms. Hurks. Title to the Property is vested solely in those three persons, as tenants in common, with Mr. Vance owning a one-half undivided interest, Ms. Hurks owning a one-quarter undivided interest and Ms. Plummer owning a one-quarter undivided interest.

4. Any recorded document purporting to show an interest of Robert H. Biggerstaff or Bigg Marketing Enterprises, LLC in the Property as of the date of this Order is hereby declared void by operation of this Order.

Finally, As the relief requested by Petitioner has been granted, all unpaid Court costs are hereby taxed against Mr. Biggerstaff and Bigg Marketing Enterprises, LLC for execution may issue. The Clerk and Master is hereby directed to close this case, as this Order disposes of all issues in contention amongst the parties.

IT IS SO ORDERED.

Entered on this 20th day of March, 2024.

s/Anne C. Martin
CHANCELLOR ANNE C. MARTIN

APPROVED FOR ENTRY:

/s/ Sean C. Wlodarczyk
Sean C. Wlodarczyk (#30410)
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219
(615) 259-4685
sean@ejrlaw.com

Attorney for Petitioner

DocuSigned by:
[signature]
15706EAA05AB648E

Noelle Hurks
3405 S. Calumet Ave
Chicago, IL 60616

DocuSigned by:
[signature]

Paige Plummer (Cobbs)
611 Concord Lake Circle SE
Smyrna, GA 30082

CERTFICATE OF SERVICE

I hereby certify that on this 14th day of March 2024 the following document was served via U.S. mail on the following:

Noelle Hurks
3405 S. Calumet Ave
Chicago, IL 60616

Biggerstaff Enterprises, LLC
204 Daleview Lane
Louisville, KY 40207
(last known address)

Paige Plummer (Cobbs)
611 Concord Lake Circle SE
Smyrna, GA 30082

Robert H. Biggerstaff
204 Daleview Lane
Louisville, KY 40207
(last known address)

/s/ Sean C. Wlodarczyk

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 21 DAY OF March 2024
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY