Karen Johnson Davidson County
Batch# 1264979 ORDER
04/25/2025 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250425-0031901

E-FILED
4/11/2025 10:41 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

KRISTIAN B. MURPHY and MARTIN CONSTRUCTION CO.

Plaintiffs,

v.

No. 22-898-IV

ALICE MARIE FRIEDMANN, ROBERT ALBERT FRIEDMANN, JR., BESSIE LEE FRIEDMANN, ROBERT ALBERT FRIEDMANN, III, JOHN H. FRIEDMANN, ANN MARIE LUTTRELL, ROSA BARNES, WALTER FRED FRIEDMANN, ALBERT LAWRENCE FRIEDMANN, SHERRIE COTTON, JUDY SCOTT, JANICE CHRISTINE CARY, KAREN CROWDER aka KAREN SHELTON, MARGARET LOUISE HALL, PATRICIA EMILY HALL, JAMES EDWARD GIDCOMB, SR., PATRICIA GIDCOMB, RHONDA OLDHAM, ROBERT LEAMON HALL, PENNY HALL, TERRIE HALL, LINDA HALL, BOBBY HALL, ANNA LOUISE IKERD, JAMES L. IKERD, ANNA M. KEOGH aka ANNA M. DAVIS, DONNA JEAN YOUNG, JANET K. GRIFFIN aka JANE K. PRESLEY aka JANET K. JANES, JAQUELINE KAREN MORRIS, TIMOTHY DEWAYNE IKERD, JAMES DALE IKERD, MICHAEL EUGENE HALL, ALICE GALE CAMPBELL, THOMAS FINDLAY CAMPBELL, KATIE LYNN LANE, SANDRA J. MOORE aka SANDRA J. HUDSON, DAVID ALBERT HALL, SR., CHARLES RAYMOND HALL, ALICE CHRISTINE MAYO, KATHIE SUE MAYO, ALICE FRANCES SHEARON, NELLIE ROSE WAGGONER, JACK WAGGONER, EVELYN MARIE PARRISH, JACQUELINE HARPER, CHERYL DIANE WAGGONER, ANNIE MARIE GRAVES, ELVIN M. GRAVES, CAROLYN W. CORNWELL, FREDA A. ADKINS, CYNTHIA WILLIAMS, PENNI CARTER, MARIA VARGASON and their heirs, successors, personal representatives, and assigns.

Defendants.

FILED
2025 APR 17 AM 11:01
DAVIDSON COUNTY CHANCERY CT.

ORDER OF FINAL JUDGMENT

The Motion for Final Judgment of the Plaintiffs, Kristian B. Murphy and Martin Construction Co., was set to be heard on April 11, 2025, at 9:00 A.M. Judgment has been obtained as to all Defendants in this case. The title underwriter has requested that an order containing the legal description of the property at issue be entered for title purposes. It is hereby:

ORDERED, ADJUDGED, AND DECREED that title to property known as 1803 5th Avenue North, Nashville, Tennessee 37208 (the "Property"), has fully vested in the Plaintiffs, Kristian Murphy and Martin Construction Co.; it is further

ORDERED, ADJUDGED, AND DECREED that any right, title, or interest of any of the Defendants named in this suit as evidenced by the caption to this suit, and their heirs, successors, personal representatives, and assigns, in the real property described as follows:

> Land in Davidson County, Tennessee being all of Lot No. 462 and part of Lot 464 on the Map of the North Nashville Real Estate Company's Plan as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
>
> Beginning at the northwest intersection of Buchanan Street, formerly Carroll Street, and Fifth Avenue North, formerly Summer Street, being the southeast corner of this lot, thence southwesterly along the northerly margin of Buchanan Street, 176.75 feet, more or less, thence northerly 56 feet of said Street and the first alley west of Fifth Avenue North, thence northeasterly 166 feet to a point in the westerly margin of Fifth Avenue North; thence southerly 105 feet to the point of the beginning.
>
> There is a dwelling house on the above described Lot 462 and Part of Lot 464 designated as City No. 1803 – 5th Avenue North
>
> Map and Parcel 081-08-0 253.00
>
> Being the same property conveyed to Carolyn W. Cornwell and Kristian B. Murphy by quitclaim deed from Carolyn W. Cornwell dated the 29th day of October, 1997, of record in Instrument No. 00010665-0000720, Register's Office for Davidson County, Tennessee, and said property is subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.
>
> Legal description taken from prior deed.
>
> Property address: 1803 5th Avenue North, Nashville, TN 37208.

Is vested in the Plaintiffs; it is further

ORDERED, ADJUDGED, AND DECREED that the costs of this cause shall be taxed to the Plaintiffs for which execution may issue if necessary; it is further

ORDERED, ADJUDGED, AND DECREED that this Final Order concludes this matter in its entirety.

CHANCELLOR RUSSELL PERKINS
CHANCERY COURT, PART IV

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 Plaintiff

202504250031901

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing is not being sent to many defendants, and their heirs, successors, personal representatives, and assigns, as their addresses are unknown and cannot be located. However, a true and exact copy of the foregoing is being sent, by electronic means and/or US first class mail, to:

John R. Bradley, Esq.
311 East Main Street
Hendersonville, TN 37075
jrbradley@comcast.net
Attorney for the Friedmann Family

Terrie Hall, *Pro se*
676A Huntington Ridge Drive
Nashville, TN 37211

On this 11th day of April 2025.

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

Certificate of Authenticity

I, Robert J. Notestine III, 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 April 25, 2025.

AFFIANT SIGNATURE

April 25, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 25th day of April, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

