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DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, PART II

ROBERT WAYNE STATEN **Plaintiff,** **v.** **TRACY JOHNSTON, RITA MCMURTRY, and Darlene Lawhorn, AND ALL OTHER PERSONS UNKNOWN CLAIMING RIGHT, TITLE, ESTATE LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF OWNERSHIP OR ANY CLOUD ON PLAINTIFF'S TITLE,** **Defendants.**	Karen Johnson Davidson County Batch# 1297594 ORDER 07/14/2025 03:06:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20250714-0055392 **No. 24-1279-II**

ORDER GRANTING DEFAULT JUDGMENT FOR QUIET TITLE

This cause came to be heard on the 6th day of June, 2025, before the Honorable Anne C. Martin, Chancellor for Part II of the Chancery Court for Davidson County, Tennessee, upon the Plaintiff's Motion for Default Judgment filed on April 4, 2025.

It appears to the Court that:

1. The Defendants, and any unknown persons claiming any right, title, estate, lien, or interest in the following real property, have been duly served or notified as required by law but have failed to appear or otherwise defend this action:

Property Description:

Being Lots No. 10 and 11 on the Plan of McEwen Place, of record in Book 332, Page 133, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Said Lots No. 10 and 11 front 68.5 feet on the southerly margin of Eastland Avenue and extends back 139.0 feet on the westerly line and 138.4 feet on the easterly line to a line in the rear measuring 67.0 feet thereon.

Being the same property conveyed to Ruby E. Cook by Warranty Deed from Regions Bank of record in Book 9520, Page 883, Register's Office for Davidson County, Tennessee.

The property is commonly known as: **1916 ~~Eastland~~ Eastland Avenue, Nashville, Tennessee 37206.**
(6-13-25 ACM)

2. Defendants have failed to plead, respond, or otherwise defend this action within the time prescribed by law.

3. Plaintiff has shown that it holds rightful claim to fee simple title to the subject property, and that any claim by the Defendants, known or unknown, is adverse, unfounded, and constitutes a cloud on Plaintiff's title.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT:

1. Default judgment is hereby entered against the Defendants.

2. Plaintiff is awarded a judgment forever quieting title to the real property described herein and in the Verified Complaint.

3. Plaintiff holds fee simple ownership of the subject real property and is entitled to quiet and peaceful possession thereof.

4. The Defendants, and all persons or entities claiming by, though, or under them, are hereby forever enjoined from asserting any estate, right, title, lien, or interest in or to the subject real property, or any part thereof, adverse to Plaintiff's interest.

(6-13-25 ACM) 5. Court costs are taxed to Plaintiff.

ENTERED this 13th day of June, 2025.

s/Anne C. Martin
CHANCELLOR ANNE C. MARTIN

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 11th DAY OF July 2025
MARIA M. SALAS, CLERK & MASTER
BY _____
DEPUTY

APPROVED FOR ENTRY:

/s/Ryan W. Pratt
Ryan W. Pratt, Esq., BPR#036163
Lackey McDonald, PLLC
1608 17th Ave. South
Nashville, TN 37212
615-455-5033
rpratt@lackeypllc.com

CERTIFICATE OF SERVICE

I, the undersigned, do hereby certify that a true and exact copy of the foregoing was sent by First Class United States Mail, postage prepaid to:

Tracy Johnston
3585 Waynesboro Hwy
Lawrenceburg, Tennessee 38464

On this the 6th day of June 2025.

/s/ Ryan Pratt

Ryan W. Pratt

Rule 58 Certification

A Copy of this Order has been served by U.S. Mail or the Court's Electronic Filing System upon all parties or their counsel named above:

s/Megan Carter
Deputy Clerk & Master

June 13, 2025
Date

CERTIFICATE OF AUTHENTICITY

I, Sarah Wagner, Esq., 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 the 14th day of July, 2025.

Sarah Wagner
Affiant Signature

Date: July 14, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 14th day of July, 2025.

Notary's Signature

My Commission Expires: March 9, 2027

Seal:

