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IN THE CHANCERY COURT FOR DA[illegible]SEE
AT NASHVILLE

ISAIAH GATES,	)	
Petitioner,	)	
	)	NF
v.	)	**Case No. 24-0656-IV**
	)	
GEORGETTE GATES and,	)	
BREGETTE GATES,	)	
Respondents.	)	

ORDER FOR DEFAULT JUDGMENT

This cause came to be ~~heard~~ considered on the 16th day of May, 2025, before the Honorable Chancellor Russell T. Perkins in the Chancery Court for Davidson County, Tennessee at Nashville, Part IV, upon the Motion for Default Judgment filed by Petitioner, Isaiah Gates, and upon the Court's Non-Response Docket. Upon the unopposed Motion, statements of counsel, and the record as a whole, the Court finds as follows:

1. This Motion was initially set for February 28, 2025, wherein counsel for Petitioner and Respondent Bregette Gates appeared and agreed to continue this matter to March 14, 2025. The hearing was subsequently continued to April 4, 2025, and then to May 16, 2025.

2. Isaiah Gates filed a Petition on May 29, 2024, seeking to quiet title with respect to nine (9) parcels of real property formerly by his father, the late Rev. Willie L. Gates at the time of his death.

3. Respondent Geoergette Gates was served with a copy of the Petition on July 31, 2024.

4. Respondent Bregette Gates was served by publication pursuant to an Order entered by this Court on November 8, 2024, and said publication ran from November 22, 2024, December 13, 2024.

5. The nine (9) parcels of real property at issues are situated in Davidson County, Tennessee. The addresses for each of the properties are as follows:

a. 2706 Vista Lane, Nashville, Tennessee 37207;

b. 2714 Vista Lane, Nashville, Tennessee 37207;

c. 2716 Vista Lane, Nashville, Tennessee 37207;

d. 2718 Vista Lane, Nashville, Tennessee 37207;

e. 2804 Vista Lane, Nashville, Tennessee 37207;

f. 2806 Vista Lane, Nashville, Tennessee 37207;

g. 2840 Vista Lane, Nashville, Tennessee 37207;

h. 2842 Vista Lane, Nashville, Tennessee 37207; and

i. 218 Chesapeake Place, Nashville, Tennessee 37207.

A copy of the deeds conveying the properties into the name of the late Rev. Willie L. Gates and containing the property descriptions for each of the aforementioned parcels are attached as an Exhibit to the initial petition.

6. The Petition alleged that the nine (9) parcels of real property vested in Isaiah Gates, Georgette Gates, and Bregette Gates, in equal shares, upon the death of Rev. Willie L. Gates on August 24, 2021, as his lawful heirs.

7. The Petition further alleged that, after the death of Rev. Willie L. Gates, an Affidavit of Heirship was executed and recorded with the Register's Office of Davidson County, Tennessee at Instrument No. 2020231201-0092857, incorrectly stating that the

properties vested only in Georgette and Bregette Gates.

8. Isaiah Gates brought this cause of action seeking a declaration that he was a lawful owner of each of the properties, that the Affidavit of Heirship be expunged, and that he be entitled to a portion of any rental income generated by the properties from the time of his father's death.

9. Respondent Georgette Gates was duly served with a copy of the Petition and no Response was filed within the time permitted by law or otherwise.

10. Upon leave granted by this Court, Respondent Bregette Gates was served by publication and no Response was filed within the time permitted by law or otherwise.

11. Respondent Bregette Gates appeared at the initial hearing on this Motion which was continued by agreement of the parties; however, no Response to the Petition or to this Motion has been filed by either of the named respondents.

12. For the foregoing reasons, the Motion is well-taken and default judgment is granted.

It is, therefore, **ORDERED, ADJUDGED,** and **DECREED** that the Petitioner's Motion for Default Judgment is granted.

It is, further, **ORDERED** that the Affidavit of Heirship executed on November 16, 2023, and recorded with the Register's Office for Davidson County, Tennessee, Instrument No. 20231201-0092857 shall be expunged and deemed null and void.

It is, further, **ORDERED** that the nine (9) parcels of real property at issue in this matter vested in Isaiah Gates, Georgette Gates, and Bregette Gates, in equal parts, on August 24, 2021, upon the death of Willie L. Gates and pursuant to Tenn. Code Ann. §31-2-103.

It is, further, **ORDERED** that this Court's ruling may be recorded with the Register's Office of Davidson County, Tennessee, to reflect that the properties owned by Willie L. Gates, at the time of his death, shall be rightfully titled in the names of Isaiah Gates, Georgette Gates, and Bregette Gates and that the Instrument No. 20231201-0092857 shall be expunged from the record.

It is, further, **ORDERED** that Georgette Gates and Bregette Gates shall be liable for damages, jointly and severally, to Isaiah L. Gates in an amount not less than one-third (1/3) of the fair market rental value of the nine (9) properties from the time Willie L. Gates's death to the time of the issuance of this Order to be determined by separate hearing.

It is, further, **ORDERED** that Petitioner's costs and attorneys' fees incurred in this matter shall be taxed to Respondents and Petitioner's counsel shall submit an Affidavit in support of said costs and fees.

It is so **ORDERED**.

ENTERED this the 19th day of May, 2025.

Russell T. Perkins

HONORABLE RUSSELL T. PERKINS

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 12th DAY OF June 2025
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

/s/ Matt Hausman
Matt Potempa (25640)
Matt Hausman (36525)
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Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated below:

Georgette Gates
1512 Bell Trace Dr.
Antioch, TN 37013

Bregette Gates
2742 Sparrowgap Trail
Antioch, TN 37013

This 15th day of May, 2025.

/s/ Matt Hausman
Matt Hausman

MAILED
5/19/25