Karen Johnson Davidson County
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IN THE CHANCERY COURT, PART I, FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

BRYCE PAGE	)	
	)	
Plaintiff/Counter-Defendant,	)	
vs.	)	**Case No: 22-0522-I**
	)	
GEORGIA MAE SHANNON and PIERRE HILL	)	
	)	
	)	
Defendants,	)	
	)	
WILLIAM WILLIAMS	)	
	)	
Defendant/Counter-Defendant.	)	

ORDER GRANTING PLAINTIFF'S ~~MOTOIN~~ MOTION PHM FOR SUMMARY JUDGMENT AGAINST DEFENDANTS PIERRE HILL AND WILLIAM WILLIAMS PHM

Pending before this Court is Plaintiff Bryce Page's ("Page") Motion for Summary Judgment. This matter ~~came~~ was noticed for hearing PHM before the Court on June 27, ~~2005~~ 2025 PHM. Defendants Pierre Hill and William Williams PHM failed to appear at the hearing on the Motion and no written PHM response was filed. Upon consideration of this Motion, the contemporaneously filed Memorandum in Support of the Motion, Plaintiff's Statement of Undisputed Facts as to which Page contends there is no genuine issue, the exhibits to the Motion, pleading on record, and the fact the Defendants Hill and Williams PHM did not file a response to Motion and its supporting pleadings, the Court finds that Plaintiff's Motion ~~is meritorious and is~~ should be PHM GRANTED and specifically finds as follows:

1. In the present case, Defendants Hill and Williams PHM failed to respond to ~~Plaintiff's Motion~~ Plaintiff's PHM Statement of Undisputed Facts pursuant to Rule 56.03 and 56.04; therefore, Plaintiff's Statement of Undisputed Facts are deemed admitted, and the Court finds that there is no genuine dispute as to the following material facts:

a. William James Shannon ("Mr. Shannon") was married to Georgia Mae Shannon ("Georgia") at the time of his death on August 18, 1994. Mr. Shannon did not have a will and owned 2422 Eden Street, Nashville, TN ("Eden Street") is his sole name at the time of his death and his estate was not probated.

b. Georgia Mae Shannon PHM and Mr. Shannon had three children, Yvette P. Snowden, Valerie Y. Dungee, and Yvonne D. Perkins. Each child named conveyed their interest in Eden Street to Georgia by quitclaim deed in February 2000.

c. Georgia Mae Shannon became the sole owner of Eden Street in February 2000 and actually, continuously, exclusively, openly, visibly, and adversely possessed Eden Street since 2000.

d. On June 23, 2005, Georgia Mae Shannon PHM conveyed Eden Street by warranty deed to Page.

e. Page purchased Eden Street for good, valuable consideration of $93,000.00, and at the time, Page was a bona fide purchaser for value without notice of any claims on Eden Street.

f. Page obtained legal title by warranty deed to Eden Street on June 23, 2005 and has possessed Eden Street actually, continuously, exclusively, openly, visibly and adversely since 2005.

g. Georgia Mae Shannon PHM obtained sole legal title to Eden Street on February 25, 2000, and possessed Eden Street actually, continuously, exclusively, openly, visibly and adversely since 2000.

h. Georgia Mae Shannon PHM affirmed in her warranty deed that "she is lawfully seized in fee of the [Eden Street], that she has good right to sell and convey same; that the same is

unencumbered, and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

i. Each quitclaim deed from Georgia ~~'s~~ Mae Shannon's three PHM children were recorded in the Registers Office of Davidson County on March 16, 2000.

j. On or around July 2021, Leon Moore and Sandra Claud (hereinafter "Affidavits") caused affidavits of heirship to be recorded in Davidson County Register of Deeds purporting to establish that Mr. Shannon ~~has~~ had PHM two other children, William Williams and Pierre Hill.

k. The Affidavits ~~are~~ of Hill is PHM not true as to the veracity of any or all of the facts stated in the affidavits specifically as it relates to Pierre Hill, since he has admitted he is not the heir of Mr. Williams ~~and William Williams did not include an order from any court adjudicating his intestate succession rights as to the estate of Mr. Shannon.~~ Shannon. PHM

l. Pierre Hill ~~admitted~~ admits PHM that he is not related to Mr. Shannon and does not pursue any interest in Eden Street. Despite this admission, Mr. Hill has made no attempt to remove his recorded affidavit of heirship in the Davidson County Register of Deeds. ~~or has~~ PHM Mr. Hill ~~caused the dismissal of~~ voluntarily dismissed PHM his counterclaim against Page, by notice and order entered June 8, 2023. PHM

m. William Williams made no claim on Eden Street for 27 years, from 1994 until July 21, 2021 when the Affidavit was filed on his behalf.

n. William Williams has not adjudicated or produced an order from any court confirming he is an intestate heir to Mr. Shannon, or has interstate sucession rights as to Mr. Shannon's estate. PHM

o. The possession and use of Eden Street by Georgia ~~and~~ Mae Shannon, and subsequently by PHM Page has been open, obvious, notorious and adverse to William Williams since August 18, 1994, or for 26 years.

The possession and ownership of Eden Street has been actual and exclusive by Georgia and Page since February 2000 or for over 21 years.

p. ~~The~~ Pierre Hill's and William Williams' PHM affidavits of heirship are still recorded in the Davidson County Register of Deeds and act as a cloud on Page's title to Eden Street and have caused Page damage.

q. Page has maintained and improved the property since July 2005 until present in the amount of $379,858.71.

2. Page is hereby awarded all rights of possession, title, ownership and vested as the fee absolute, true and lawful owner of Eden Street, free and clear of any and all claims of ~~the~~ Defendants/ Pierre Hill and William Williams. PHM Eden Street is further described as follows: PHM

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
>
> Being lot No. 224, Block 9, of the Plan of Hefferman Place, of record in Book 161, Page 138, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Georgia M. Shannon, unmarried, by deed from Yvette P. Snowden dated 2/25/00 and recorded 3/16/00, of record in Instrument No. 2000316-0026952, from Yvonne D. Perkins of record in Instrument No. 200003160026951 and from Valerie Y. Dungee of record in Instrument NO. 200003160026950, said Register's office.
>
> Being further the same property conveyed to Bryce Page, by Warranty Deed from Georgia Mae Shannon dated June 23, 2005, off record in Instrument No. 20050706-0077328, in the Register's Office, Davidson County, Tennessee.
>
> This is improved property known as 2422 Eden Street, Nashville, TN 37208.

3. The ~~Affidavit~~ Affidavits PHM of Heirship recorded on behalf of Defendant William Williams and Pierre Hill in the Davidson County, Tennessee Register of Deeds on July 7, 2021, Instrument No. 20210721-0097978 ~~is~~ are deemed PHM null and void ~~*ab initio*~~ PHM and ~~has no~~ without PHM effect whatsoever on Eden Street and ~~is~~ 2422 PHM Nashville, TN 37208, PHM are hereby released and removed from Eden Street's title.

~~4. Thereafter, Page may file a separate notice setting a hearing for damages.~~ PHM

4. Page, as the party moving for summary judgment bears the burden of establishing there are no genuine issues of material facts and he is entitled to judgment in his favor as a*

It is hereby **ORDERED** that Plaintiff's Motion for Summary Judgment is **GRANTED**; Page is the sole owner of 2422 Eden Street, Nashville, TN 37208, free and clear of any claims by Pierre Hill or William Williams; and title to 2422 Eden Street, Nashville, TN 37208 is hereby quieted in Page. PHM

~~**IT IS SO ORDERED**, this _____ day of _____, 2025.~~ PHM

/s/ Patricia Head Moskal
Chancellor, Part I PHM

Respectfully submitted,

/s/ *Johnny C. Garrett*
Johnny C. Garrett, IV #25923
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*matter of law. Tenn. R. Civ. P 56.04; Rey v. Women's Care Center of Memphis, MPLCC, 477 S.W.3d 235, 250 (Tenn. 2015). The Court concludes that Page is entitled to judgment in his favor as a matter of law on his claims against Defendants Pierre Hill and William Williams. The Court further finds that Page is entitled to judgment in his favor on Defendant William Williams counterclaim and that counterclaim is DISMISSED. PHM

CERTIFICATE OF SESRVICE

I hereby certify that a true and correct copy of the foregoing was served on Pierre Hill and William Williams via email pursuant to TRCP 5.02, this 3rd day of June, 2025. Further, I certify that *Pro Se* Defendant, Georgia Mae Shannon, was served via U.S. Mail, postage prepaid, this 3rd day of June, 2025.

Yvonne Goliday (ygoliday@comcast.net *Attorney in Fact* for William Williams 3448 Shakertown Rd Antioch, TN 37103	Georgia Mae Shannon 500 Windsor Green Blvd, Apt U676 Goodlettsville, TN 37072

Pierre Hill (p33hill@comcast.net)
204 Calypso Court
Antioch, TN 37013

/s/ Johnny C. Garrett
Johnny C. Garrett

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE,
THIS 21st DAY OF August 2025
MARIA M. SALAS, CLERK & MASTER,
BY Christy Smith
DEPUTY

NSH 3233163.1

CERTIFICATE OF AUTHENTICITY

I, Johnny C. Garrett, IV, 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 August 21, 2025.

Affiant Signature

09.09.25
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 9th day of September, 2025.

Notary's Signature

My Commission Expires: 2.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY