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1/23/2026 3:31 PM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

JAMES W. LONG and DIANE G. LONG,

Plaintiffs,

v.

Case No. 25-1198-II

STELLA LONG ANDERSON,

KENNETH PORTER HAILE,

AND THEIR UNKNOWN HEIRS, SUCCESSORS,

REPRESENTATIVES, AND ASSIGNS,

Defendants.

Karen Johnson Davidson County
Batch # 1378823 ORDER
02/10/2026 02:58:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260210-0010265

FINAL ORDER GRANTING DEFAULT JUDGMENT AND QUIETING TITLE

This cause came before the Court upon Plaintiffs' Motion for Default Judgment. The Court finds that:

1. Defendants were duly served and failed to answer or otherwise appear as required by law.

2. Plaintiffs are lawful owners of the real property located at 824 Due West Ave., Madison, TN 37115, by virtue of that certain Warranty Deed recorded in Book 5388, Page 141, Register's Office for Davidson County Register of Deeds.

3. The Quitclaim Deed dated, July 14, 2022 and filed for record on June 26, 2025 at Instrument No. 20250626-0050593, in the Register's Office for Davidson County, Tennessee purportedly conveying the property to Stella Long Anderson and Kenneth Porter Haile, was neither properly delivered nor accepted, and is void and of no force or effect.

4. Plaintiffs are entitled to judgment by default.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:

A. Title to the real property located at 824 Due West Ave., Madison, Davidson County, Tennessee, is quieted in Plaintiffs, JAMES W. LONG and DIANE G. LONG, free and clear of any claim or interest of Defendants and all persons claiming by, through, or under them.

B. The Quitclaim Deed July 14, 2022 and filed for record on June 26, 2025 at Instrument No. 20250626-0050593, in the Register's Office for Davidson County, Tennessee shall be and is hereby canceled and declared void.

C. The Register of Deeds for Davidson County is directed to note the cancellation/voiding of said Quitclaim Deed upon the records.

D. Plaintiffs are awarded costs and such further relief as the Court deems just and proper.

ENTERED THIS 12th DAY OF JANUARY, 2026.

s/Anne C. Martin

The Honorable Judge Ann C. Martin, Davidson County Chancery Court

Approved for entry:

/s/W. Dillon Woods

W. Dillon Woods, BPR 034035

Attorney for Plaintiffs

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 10th DAY OF February 20 26
MARIA M. SALAS, CLERK & MASTER
BY DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing motion has been sent to 824 Due West Ave., Madison, TN 37115 by first class US mail and via Fed-Ex to Defendants, Stella Long Anderson and Kenneth Porter Haile

Dated this 12th day of January, 2026.

/s/ W. Dillon Woods
W. Dillon Woods,
Plaintiff's Attorney