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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

THOMAS J. HUBER, *TRUSTEE OF THE HUBER FAMILY REVOCABLE TRUST*

Plaintiff,

vs.

CLAIRESHA TODD

Defendant.

Case No: 25-1390-II

Karen Johnson Davidson County
Batch# 1455628 ORDER
08/04/2026 12:57:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260804-0071722

ORDER GRANTING PLAINTIFF'S MOTION FOR DEFAULT JUDGMENT AND ENTRY FOR FINAL ORDER

This cause came before the Court upon the Plaintiff Thomas J. Huber, trustee of the Huber Family Revocable Trust (hereinafter referred to as the "Plaintiff") Motion for Default Judgment against Defendant Clairesha A. Todd, her heirs, successors, personal representatives, and/or assigns (hereinafter referred to as the "Defendant") and the Court, having reviewed the record, finds as follows:

1) Plaintiff filed their Verified Complaint for Quiet Title and Set Aside Fraudulent Deed on October 02 2025, in the Davidson County Chancery Court.
2) After three unsuccessful attempts at personal service, Plaintiff obtained an Order for Publication on February 18, 2026. Service by publication ran in the Tennessee Ledger for four (4) consecutive weeks beginning February 5, 2026, with final publication occurring on March 13, 2026.
3) More than thirty (30) days have passed since the final publication date, and Defendant has failed to file an answer or other responsive pleading. Defendant is therefore in default pursuant to the Tennessee Rules of Civil Procedure.
4) Therefore, Plaintiff requests that the Court quiet and confirm title to the Property in Plaintiff, Thomas J. Huber, as the sole lawful owner in fee simple, free and clear of any

right, title, claim, or interest of Defendant, Clairesha A. Todd, or of any person claiming through her;

5) On or around June 27, 2024, the Defendant, Clairesha A. Todd, prepared, filed, and recorded a fraudulent Quit Claim Deed (hereinafter referred to as the "2024 Quitclaim Deed") with the Davidson County Register of Deeds, Instrument No. 20240627-0048280. This 2024 Quitclaim Deed purports to convey the Property from Clairesha A. Todd, acting as the tenant by the entirety, to herself, Defendant Clairesha A. Todd. However, the Plaintiff is unaware of Defendant Todd's identity and has never met her in person.

(5-14-26 ACM) 6) ~~The Court is therefore ordered to instruct the Davidson County Register of Deeds to strike, cancel, or otherwise remove the fraudulent 2024 Quitclaim Deed from the official public records so as to eliminate any cloud upon Plaintiff's title and to restore Plaintiff's fee simple title to the property as it existed prior to the filing of the fraudulent deed.~~

7) That this Court enter a declaratory judgment pursuant to Tenn. Code Ann. § 29-14-101 et seq., declaring that Plaintiff, Thomas J. Huber, is the sole lawful owner of the Property, that Defendant, Clairesha A. Todd, has no right, title, or interest therein, and that the 2024 Quitclaim Deed is void and ineffective;

8) The Court finds Plaintiff is entitled to judgment as a matter of law, including quiet title, declaratory relief, and removal of the fraudulent deed.

IT ORDERED, ADJUDGED, AND DECREED that Final Judgment is GRANTED against the Defendant, Clairesha A. Todd, and her heirs, successors, personal representatives, and/or assigns for failure to plead or otherwise defend as required by the Tennessee Rules of Civil Procedure.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that title to the real property located on 504 Hill Road, Nashville, Tennessee 37208, is hereby decreed and vested in the Plaintiff, in fee simple absolute, free and clear of any right, title, estate, lien, or interest of the

Defendants or of any persons claiming by, through, or under them. This Property, which is a certain tract or parcel of land in Davidson County, State of Tennessee, further described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Thomas J. Huber and Carolyn Huber, husband and wife, by Warranty Deed from Guy Brent Hamar and Mukda W. Hamar, husband and wife, in record of Instrument No. 20161012-0108047, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Carolyn W. Huber and Thomas J. Huber, Co-Trustees of the Huber Family Revocable Trust dated December 13, 2022, by Quitclaim Deed from Thomas J. Huber and Carolyn W. Huber, husband and wife, in record of Instrument No. 20221219-0131119, Register's Office for Davidson County, Tennessee. Carolyn Huber has since passed on March 4, 2023, vesting the title solely in Thomas J. Huber as surviving tenant by the entirety.
>
> This is an improved property located at **504 Hill Road, Nashville, Tennessee 37208.**
>
> All right, title, and interest claimed by Defendant are hereby declared null, void, and of no effect

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the 2024 Quitclaim Deed recorded as Instrument No. 20240627-0048280 is declared fraudulent, void, and of no legal effect.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED Pursuant to Tenn. Code Ann. § 29-14-101 et seq., the Court declares that Plaintiff is the sole lawful owner of the Property, that Defendant has no right, title, or interest in the Property, and that the 2024 Quitclaim Deed is void and ineffective.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Defendant, and all persons claiming under her, are forever barred and stopped from asserting any claim adverse to Plaintiff's ownership or possession of the Property. This Order constitutes a Final Judgment, resolving all claims and all issues raised in the pleadings.

IT IS FINALLY ORDERED, ADJUDGED, AND DECREED that the costs of this cause are taxed to the Defendants, for which execution may issue if necessary.

This 14th Day of May 2026.

s/Anne C. Martin
CHANCELLOR ANNE C. MARTIN, *PART II*

APPROVED FOR ENTRY:

/s/ Robert J. Notestine III
Robert J. Notestine III, BPR #12195
Trent North Notestine, BPR #37211
Attorneys for the Plaintiff
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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
May 14, 2026 — Date

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 28TH DAY OF July 2026
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing was served by first class U.S. Mail first class mail, postage prepaid **and/or** by email pursuant to Tenn. Rule. Civ. Procedure §5.02(2), and or through and electronic filing system pursuant to §5.02(2) to:

Clairesha A. Todd
(Served by Publication)
3860 Woodward Drive,
Nashville, TN 37207

This 28th Day of April 2026

/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 July 29th 2026

AFFIANT SIGNATURE

July 31st 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 31st day of July, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030