

IN THE CHANCERY COURT FOR ROANE COUNTY, TENNESSEE

ROANE COUNTY, TENNESSEE

v.

NO. 2021-93

KATHRYN ANN LOWERY and
TRAVIS WRIGHT

ORDER

This cause came on to be heard on the 11th day of October, 2022, before the Honorable Tom McFarland, Chancellor, holding the Chancery Court for Roane County, Tennessee, upon the Complaint of the Plaintiff, Roane County, Tennessee, the Motion for Default Judgment, the Notice of Motion, the appearance of Kathryn Ann Lowery and Travis Wright in open Court, testimony of witnesses, statements of counsel, and the entire record in this cause, from all which the Court finds and **ORDERS** as follows:

The Court finds that the real estate at issue in this cause was once owned by Kathryn Ann Lowery, but by Deed recorded in the Roane County Register's Office in Record Book 1865, Page 291, on April 4, 2022, Kathryn Ann Lowery conveyed her interest in the aforesaid real estate to Defendant, Travis Wayne Wright. The Court further finds that Plaintiff announced that it was willing to voluntarily dismiss the portion of its Complaint and Amended Complaint alleging causes of action against Kathryn Ann Lowery. Therefore, the Court **ORDERS, ADJUDGES** and **DECREES** that the portions of the Complaint and Amended Complaint of Plaintiff against Defendant, Kathryn Ann Lowery, are hereby dismissed without prejudice.

The Court further finds that Defendant, Travis Wright, was served with process in this cause on May 26, 2022, but has failed to file responsive pleadings. Further, the Court finds that Plaintiff and Defendant, Travis Wright agree that the real estate in this cause located at 135 Fred Davis, Jr. Road, as described in the Roane County Property Assessor's Office as 27/27/66.00,

grown and contains

01-14-03, contains a dilapidated structure in violation of the 2018 International Property Maintenance Code, and contains one or more portable structures where persons are living that are not connected to heat and utilities in violation of the 2018 International Property Maintenance Code. Therefore, the Court **ORDERS, ADJUDGES and DECREES** that Plaintiff, Roane County, Tennessee, its officials, employees, contractors and agents shall be allowed to go upon the aforesaid real estate and take all actions necessary to bring said real estate into compliance with Roane County Resolution Number 01-14-03, prohibiting overgrown properties and the accumulation of debris, and to further take all structures that are in violation of the provisions of the International Property Maintenance Code, and to further demolish and remove all mobile structures in violation of the 2018 International Property Maintenance Code.

The Court further **ORDERS, ADJUDGES and DECREES** that at all times when activities are being conducted on said property in accordance with this **ORDER**, a Deputy Sheriff from the Roane County Sheriff's Office will be on the property to prevent a breach of the peace, if requested by the Plaintiff.

The Court further **ORDERS, ADJUDGES and DECREES** that Plaintiff shall be entitled to a lien against the aforesaid real estate for the cost incurred for the activities authorized by this **ORDER**.

However, the Court finds that Defendant, Travis Wright, desires time to bring the property into compliance with Roane County Resolution No. 01-14-03 and the 2018 International Property Maintenance Code. Therefore, the Court **ORDERS, ADJUDGES and DECREES** that the actions Plaintiff is authorized to take pursuant to the terms of this **ORDER** shall be stayed for 90 days, during which time Defendant, Travis Wright, shall be allowed to

bring the property into compliance with the terms of this **ORDER**. Or, should Defendant, Travis Wright, desire to rehabilitate and restore the dilapidated structure or structures located thereon, he shall, during said 90-day period, obtain all permits necessary therefor, and shall comply with all inspection requirements of the Roane County Codes Enforcement Office.

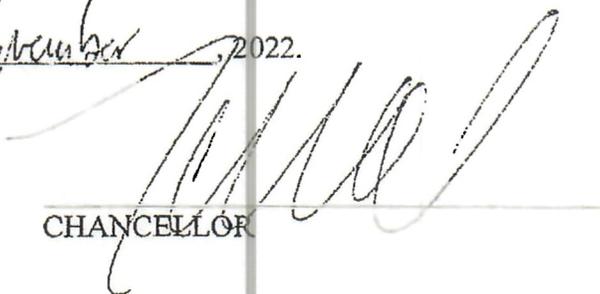
At the end of said 90 day period, if Defendant, Travis Wright, has not remedied any of the aforesaid conditions on said property, or otherwise reached an agreement with the Roane County Codes Enforcement Office on a time frame for remedying said conditions and complied with the requirements of such agreed upon time frame, Roane County, Tennessee

[REDACTED]

ORDER.

The Court further **ORDERS, ADJUDGES** and **DECREES** that all costs of this cause are taxed to the Defendant, Travis Wright, for which execution shall issue if necessary.

ENTER this the 9 day of November, 2022.



CHANCELLOR

APPROVED FOR ENTRY:



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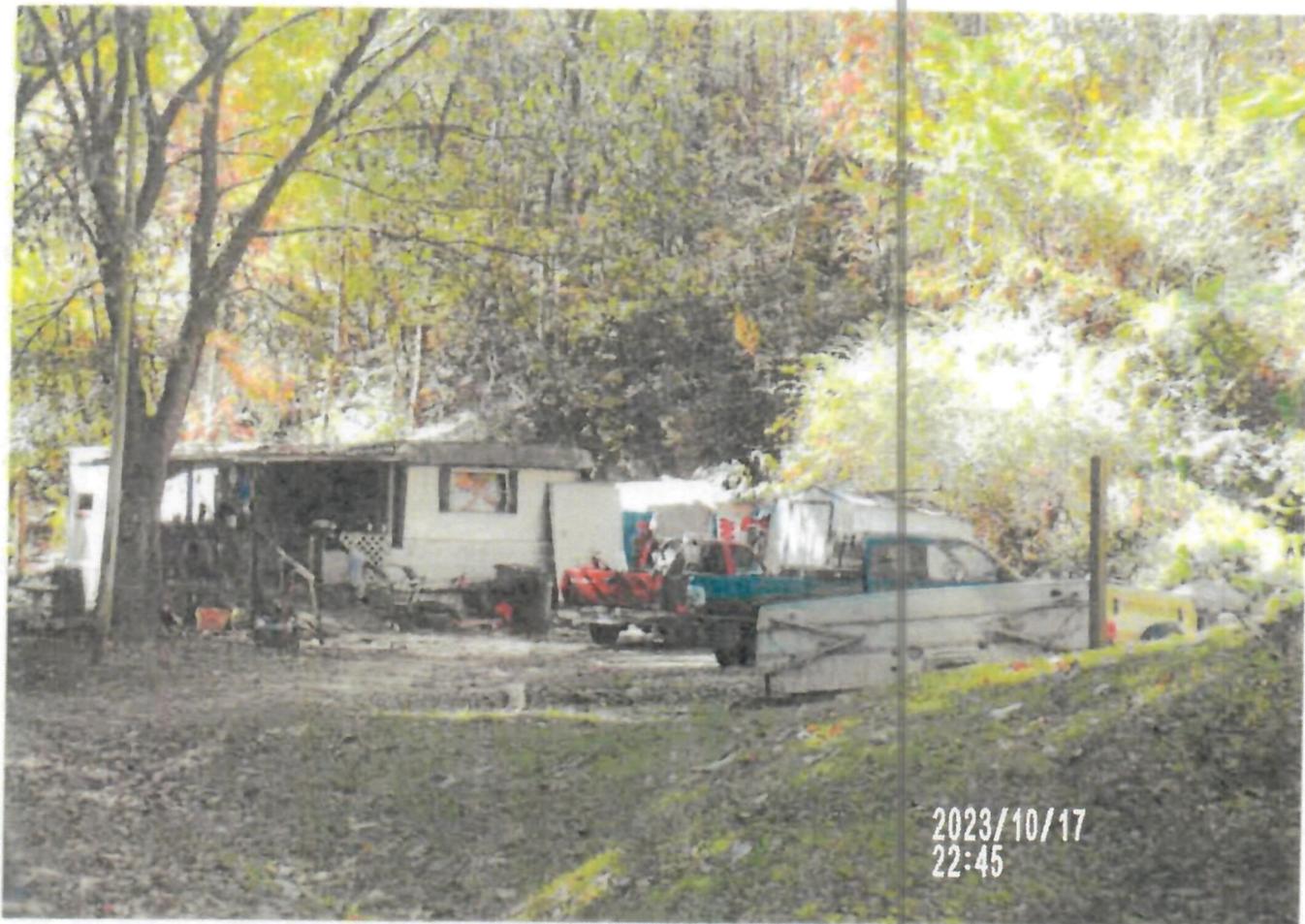


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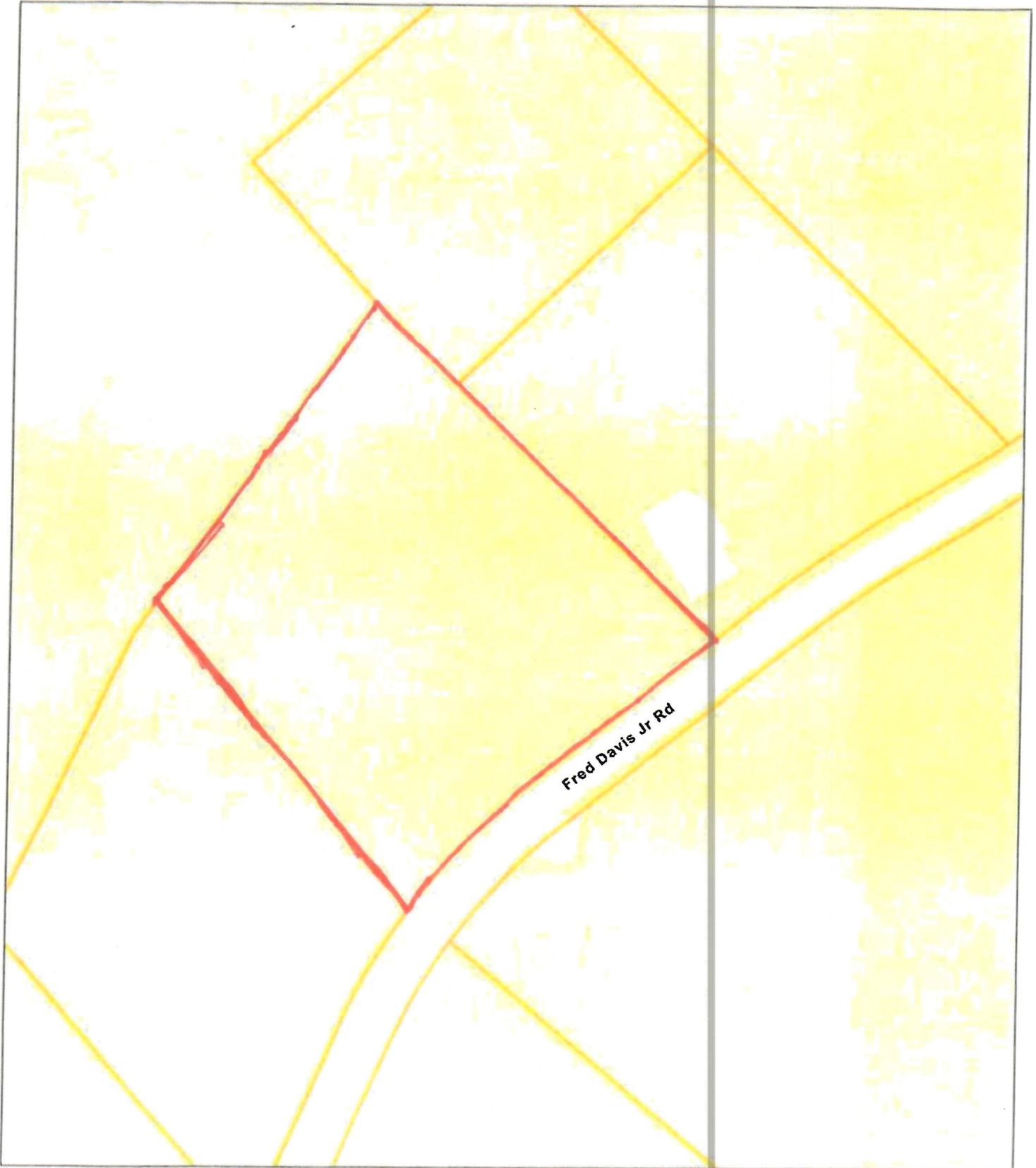






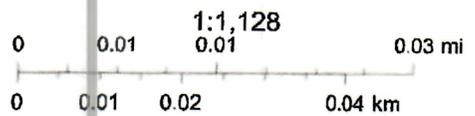


Roane County - Parcel: 027 066.00



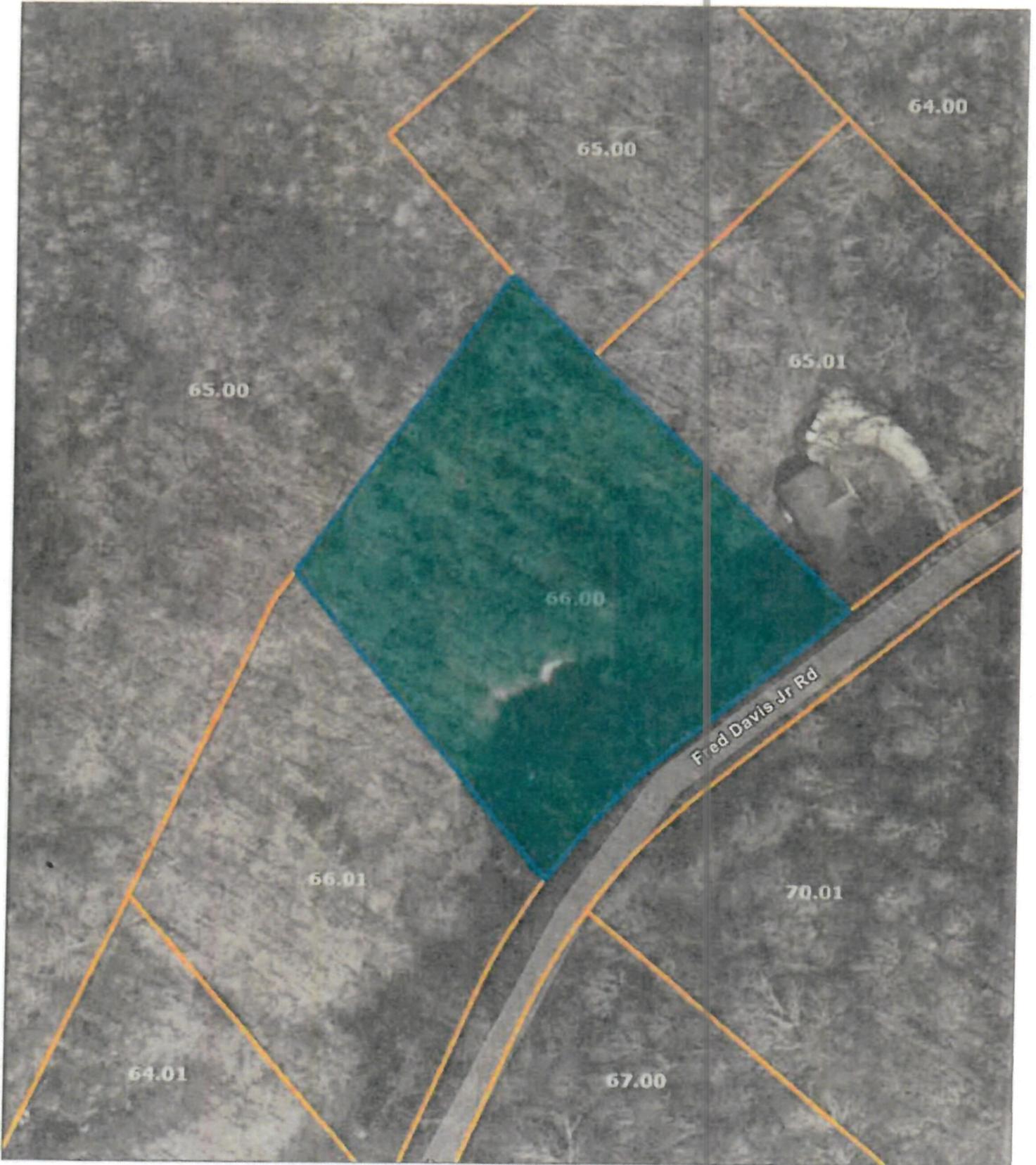
Date: October 12, 2023

County: Roane
Owner: WRIGHT TRAVIS WAYNE
Address: FRED DAVIS JR RD 135
Parcel Number: 027 066.00
Needed Acreage: 1.25



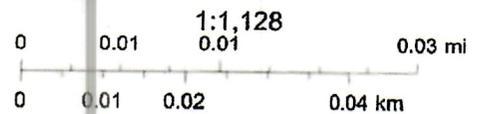
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Roane County - Parcel: 027 066.00



Date: November 14, 2023

County: Roane
Owner: WRIGHT TRAVIS WAYNE
Address: FRED DAVIS JR RD 135
Parcel Number: 027 066.00
Deeded Acreage: 1.25



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