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Mar 16 2026

ROBERT WILLIAM ADDY

TAYLOR NICOLE PICKETT and
ALBERT EUGENE BAKER

SC Court of Appeals

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: COURT	Attorney for : <input type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant
	or <input type="checkbox"/> Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered. See Page 2 for additional information.
- ACTION DISMISSED (CHECK REASON):** Rule 12(b), SCRCP; Rule 41(a), SCRCP (Vol. Nonsuit); Rule 43(k), SCRCP (Settled); Other
- ACTION STRICKEN (CHECK REASON):** Rule 40(j), SCRCP; Bankruptcy; Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award; Other
- STAYED DUE TO BANKRUPTCY**
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**
 Affirmed; Reversed; Remanded; Other Appeal Dismissed

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: See attached order (formal order attached) Statement of Judgment by the Court:

This matter came before the court via WebEx on January 26, 2026 on Defendants' motion for summary judgment. Plaintiff was represented by Derrick Jackson, Esq., and Defendants were represented by Jeff Goodwyn, Jr., Esq. The Court finds as follows:

Plaintiff and Defendant Taylor Pickett were romantically involved and wanted to purchase a house together. Due to Plaintiff's poor credit, however, they were unable to arrange the necessary financing. Taylor approached her father, Albert Baker, who agreed to assist by jointly financing the house with his daughter. Plaintiff made the down payment, and the question of whether this payment should be declared to be a gift is in issue. Plaintiff and Taylor subsequently split up, Plaintiff remained in the house, and Plaintiff brings this action seeking imposition of a constructive trust or a resulting trust. Since their separation, Plaintiff and Taylor have been splitting the cost of the mortgage. Defendant seeks summary judgment as to all Plaintiff's causes of action and requests that the Court permit the previously filed eviction action to proceed.

As to Plaintiff’s cause of action concerning constructive trust, the Court grants summary judgment. Plaintiff cannot show fraud or any inappropriate conduct on behalf of Defendants which would warrant imposition of a constructive trust.

Concerning Plaintiff’s cause of action seeking imposition of a resulting trust, the Court declines to grant summary judgment. Despite the evidentiary hurdles which Plaintiff faces in proving his entitlement to a resulting trust (e.g. Statute of Frauds), and despite the obvious issues with the “gifting letter” that Plaintiff signed, resulting trusts generally arise from implied or presumed intent, and Plaintiff has evidence which, if admissible and believable, may warrant imposition of a resulting trust.

With the agreement of the parties, this matter is referred to the Lexington Master-in-Equity for trial on the merits.

Accordingly, Defendants’ motion for summary judgment is denied with respect to the resulting trust and eviction causes of action. Summary judgement is granted with respect to Plaintiff’s constructive trust cause of action.

It is so ordered.

ORDER INFORMATION

This order ends does not end the case.

Additional Information for the Clerk :

INFORMATION FOR THE JUDGMENT INDEX Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate “N/A” in one of the boxes below.		
Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
		\$
		\$
		\$
If applicable, describe the property, including tax map information and address, referenced in the order:		

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. **Note: Title abstractors and researchers should refer to the official court order for judgment details.**
E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

s/ Frank R. Addy, Jr.
Circuit Court Judge

2159
Judge Code

Feb. 2, 2026
Date

For Clerk of Court Office Use Only

This judgment was entered on the _____ day of _____, 20____ and a copy mailed first class or placed in the appropriate attorney's box on this _____ day of _____, 20____ to attorneys of record or to parties (when appearing pro se) as follows:

Derrick Jackson, Esq. _____

Jeff Goodwyn, Esq. _____

ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)

CLERK OF COURT

Court Reporter: No court reporter. WebEx recording only. Contact Court Administration to request a copy of the transcript.

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRPC.



Lexington Common Pleas

Case Caption: Robert William Addy VS Taylor Nicole Pickett , defendant, et al

Case Number: 2024CP3202187

Type: Order/Form 4

So Ordered

S/ Frank R. Addy, Jr.