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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

QUAIL VALLEY HOMEOWNER'S ASSOCIATION)
)
Plaintiff,)
)
vs.)
)
DONNA SHARBER)
)
Defendant.)

AF

Case Number 07-815-II

FILED
2008 FEB -4 PM 3:24
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. &M

AMENDED FINAL DECREE CONFIRMING SALE

The Final Decree Confirming Sale was entered by this Court on January 11, 2008. After entry of the Order, the counsel for the Plaintiff learned that the name of the purchaser at sale as stated in the Final Decree was incorrectly referred to as the Quail Valley Homeowner's Association. This Amended Final Decree confirming sale is being submitted to correct the name of the purchased at the Chancery Court sale.

It is, therefore, ORDERED, by the Court that the Motion to Confirm be, and the same hereby is, granted. All rights, title and interest of the Defendant(s) Donna Sharber and any and all heirs-at-law or devisees, and of all other interested parties to this suit and to said parcel of land be divested out of them and each of them and be vested in the purchaser Eric L. Sox not subject to any equity of redemption. Said parcel of land is described as follows:

> A certain condominium in Davidson County, Tennessee, being Lot No. 31, Unit 44, on the Plan of Quail Valley of record in Book 5200, Page 522, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Donna Sharber by Quitclaim Deed from Steven W. Sharber of record in Book 9517, Page 66, Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 1330 Quail Valley, Nashville,

Tennessee 37214.

In the names of the parties, the Clerk and Master will make, acknowledge for registration and deliver to said purchaser a deed conveying all the right, title and interest of all the parties to this suit to the purchaser in and to said tract of land or will give the purchaser, if preferred, a certified copy of this Decree for registration.

The costs of the said deed or certified decree will be paid by said purchaser, and on application, a writ of possession will issue to put the purchaser in possession of said parcel of land at purchaser's cost.

Out of the proceeds of said sale, the Clerk and Master will make disbursements in the following order:

1. The costs of this cause.
2. Any fees and costs due to the Clerk and Master.
3. The remaining purchase proceeds shall be applied to satisfy outstanding homeowner's fees and assessments owed to the Plaintiff.

The purchaser(s) shall be liable for the taxes assessed against the property and continuing so long as he shall own the property.

All other matters are reserved.

The Report of Sale of the Clerk and Master follows and is incorporated ~~herein~~ in the original final decree which is incorporated fully by reference herein.

Carol L. McCoy
CAROL L. MCCOY
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN THIS OFFICE THIS 7th DAY OF Dec 2008
CRISTY SCOTT, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
Attorney for the Plaintiff
BPR #12195
4515 Harding Pike
Suite 315
Nashville, TN 37205
(615) 297-1568, Ext. 11

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Final Decree Confirmation Sale has been forward by U. S. Mail to Donna Sharber, 1330 Quail Valley Road, Nashville, TN 37214 this 18thof January, 2008.

Robert J. Notestine III

COPIES TO ATTORNEYS AND PRO SE LITIGANTS
AT THE ABOVE ADDRESSES
DATE 2-5-08 CLERK IL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 3,907.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7 DAY OF Feb. 20 08

Deputy Register

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

QUAIL VALLEY HOMEOWNER'S ASSOC.

VS. 07-815-II

DONNA SHARBER

REPORT OF SALE

To the Chancellor:

An order was entered in this case on JULY 12, 2007, DECREE CONTROL , #613458, directing the Clerk and Master to sell the following described property:

A certain condominium in Davidson County, Tennessee, being Lot No. 31, Unit 44, on the Plan of Quail Valley of record in Book 5200, Page 522, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna Sharber by Quitclaim Deed from Steven W. Sharber of record in Book 9517, Page 66, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1330 Quail Valley Road, Nashville, TN 37214

2007 DEC 14 PM 3:01

Terms of Sale .

ORDERED, ADJUDGED AND DECREED that the Clerk and Master is hereby directed to sell the interest of the Defendant in her equity and right of redemption in the Property for cash over and above any existing value of pre-existing liens with the minimum bid to start at the amount of not less than the principal owed on any mortgage indebtedness. It is further

ORDERED, ADJUDGED AND DECREED that the purchase price must paid within ten (10) days after sale;

I respectfully report that I advertised for the required time in the TENNESSEAN, a newspaper published in Nashville, stating that at the main entrance of the Historic Court House, in Nashville, at 12:00 o'clock noon, on THURSDAY, DECEMBER 13, 2007, I would sell the above described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to ERIC SOX for $3,907.00. The purchaser(s) complied by paying $3,907.00.

Notary Seal present, but could not be reproduced

Respectfully Submitted,

CRISTI SCOTT
Clerk and Master

Bill Garrett
Davidson County Register of Deeds

By _____
Deputy Clerk & Master

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 14 DAY OF February 2008
CRISTI SCOTT, CLERK & MASTER
BY _____ D.C.

Send tax bills to:

cc: Robert J Notestine III
4515 Harding Rd, Suite 315
Nashville TN 37215

Eric Sox
7051 Hwy 70 South-315
Nashville TN 37221

Donna Sharber
1330 Quail Valley Rd
Nashville TN 37214