MB 139 Page 521

**IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE**

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE,

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE **2013** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

**BADER MOHD CORP.**

**Bill No: 79774**
**Map & Parcel No: 08305008700**

RECEIVED
Dav. Co. Chancery Court

**REAL PROPERTY**

Tax Civil Action
No. **15-282-IV**

BILL GARRETT, Davidson County
Trans:T20160005578 ROS
Recvd: 01/21/16 12:11 4 pgs
Fees:23.00 Taxes:725.20
20160121-0006230

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

FILED
2015 DEC 10 AM 11:14

**FINAL DECREE CONFIRMING SALE**

This cause came to be heard on **December 4, 2015,** upon motion of Plaintiff to confirm the Report of Sale of the Clerk and Master. It appearing to the Court that this Report has been on file more than five (5) days and is without exception.

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) **BADER MOHD CORP.,** and any and all unknown 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 be vested into the purchaser(s), **ASHUROV SHAVKAT**, subject to the equity of redemption.

Upon request, the Clerk and Master will provide a certified copy of this Final Decree available to the purchaser for recording with the Register of Deeds. This Final Decree shall convey good title to the tax sale purchaser(s) against any conveyance of the property while it was under the jurisdiction and control of the Chancery Court, after the Decree for Sale was entered, but prior to this Final Decree being signed and available for recording by the tax sale purchaser. Tenn. Code. Ann. § 66-3-101.

The costs of the certified Final Decree will be paid by said purchaser(s), and on application, a writ of possession will issue to put the purchaser(s) in possession of said parcel of land at purchaser's(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. All real property taxes, penalty, interest, statutory attorney fees, and costs due and payable to the Metropolitan Government on the date of the sale.

3. Any parks or other liens held by the Metropolitan Government which are of record in the Register's Office for Davidson County, Tennessee.

The Clerk and Master will retain, subject to rightful claims, whatever balance may remain after the above payments. The purchaser(s) shall be liable for the taxes assessed against the property beginning with the year **2013** 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.

Russell T. Perkins
CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
JON COOPER, #23571, DIRECTOR OF LAW

Jason P. Bobo

J. Brooks Fox, # 16096
Jason P. Bobo, #29756
Assistant Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
(615)862-6343
*Attorneys for Plaintiff*

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 14th DAY OF December 2015
MARIA M. SALAS, CLERK & MASTER
BY: DEPUTY

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the foregoing ***Final Decree Confirming Sale*** has been forwarded by U.S. Mail to the following, this 4th day of December, 2015.

BADER MOHD CORP.
710 GALLATIN RD
NASHVILLE, TN 37206

ASHUROV SHAVKAT
728 CRESTMARK DRIVE
MT. JULIET, TN 37122

TAX BILLS
1301 60th Ave North
Nashville TN 37209

**METRO MAIL**
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

FILED
2015 NOV -3 AM 11:24
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
BY _____ D.C.M.

*IN THE CHANCERY COURT, PART IV, DAVIDSON COUNTY, TENNESSEE*

*THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE,*

*PLAINTIFFS*

*vs.*

*DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2013 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*BADER MOHD CORP*

*DEFENDANTS*

*File No. 15-282-IV*

*Control No. 79774*

*Map & Parcel No.08305008700*

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 138 Page 650 on August 18, 2015, I find as follows:*

1. *The total amount of taxes, interest, penalty, statutory attorney's fee, clerk's filing fee and initial certified mail fee due and payable to the Metropolitan Government on the date of sale, October 21, 2015.*

| | |
|---|---|
| *2013* | *$5517.30* |
| *2014* | *$4374.07* |
| *2015* | *$3905.43* |
| | *$13796.80* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, October 21, 2015.*

*$6193.00*

*Respectfully submitted,*
*CRISTI SCOTT*
*Clerk and Master*

*By* _____
*Deputy Clerk and Master*

10/30/15

METROPOLITAN GOVERNMENT ETC. FILE NO. 15-282-IV

VS. BILL NO. 79774

DELINQUENT TAXPAYERS ETC. (BADER MOHD CORP) MAP & PARCEL No: 08305008700

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on AUGUST 18, 2015, on page 650 of Tax Minute Book 138 directing the Clerk and Master to sell the following described property:

FILED
2015 OCT 29 AM 10:58
CLERK & MASTER
DAVIDSON COUNTY CHANCERY COURT
D.C. & M.

Land in Davidson County, Tennessee

710 GALLATIN AVE NASHVILLE 37206
0.39 Acres
Map and Parcel Number 08305008700
Deed Book , Page 20040909 0109279

TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 2014, and continuing so long as purchaser(s) shall own the property. If there are any excess funds remaining from the proceeds of said sale after distribution of all taxes and costs as specified above, a reference will be made to pay any full year's taxes, interest and penalty due and payable to the Metropolitan Government on the date of sale. Judgment in this cause is in the amount of $5077.03 plus interest, penalty, statutory attorney's fees and costs as provided by law.

I respectfully report that I advertised for the required time in the Tennessean, a newspaper published in Nashville, stating that in the Jury Assembly Room, Ground Floor of the Metropolitan Courthouse, One Public Square, Nashville TN 37201, at 12:00 o'clock noon, on WEDNESDAY, OCTOBER 21, 2015, 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 ASHUROV SHAVKAT for $196,000.00. The purchaser(s) complied by paying $196,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Ashurov Shavkat
728 Crestmark Dr
Mt Juliet TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 196000.00
_____, Affiant
Subscribed and sworn before me this the
21 Day of January 2016
_____, Deputy Register