MB 140 Page 319

7-28-16

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

FILED
2016 JUL -8 AM 10:38
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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| THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE<br><br>Plaintiff,<br>vs.<br><br>DELINQUENT TAXPAYERS AS SHOWN ON THE **2013** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE<br><br>Defendants. | ) | **REAL PROPERTY**<br><br>Tax Civil Action<br>No. **15-282-IV** |

BILL GARRETT, Davidson County
Trans:T20160079037 ORDER
Recvd: 09/09/16 08:52 3 pgs
Fees:17.00 Taxes:0.00
20160909-0094878

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 31st DAY OF August 2016
MARIA M. SALAS, CLERK & MASTER
BY Jeff Stafford DEPUTY

**JOSEPH A. DORANG**

**Bill No: 10363**
**Map & Parcel No: 03307000500**

**ORDER GRANTING JOINT MOTION TO CLAIM EXCESS SALE PROCEEDS AND TERMINATE REDEMPTION PERIOD**

This matter is before the Court on the Joint Motion of the taxpayer defendant, Joseph A. Dorang ("Dorang"), *pro se*, and the tax sale purchaser G Co. Investments, LLC ("GC"), pursuant to Tennessee Code Annotated, § 67-5-2702 (2015), for an order disbursing the excess proceeds from the tax sale of the subject property and terminating the remainder of the statutory redemption period. The Court finds that the motion was properly noticed and served on all interested parties, and no written response in opposition was timely filed, nor did any other parties make any claims against the excess sale proceeds. Accordingly, the Court GRANTS the motion, and ORDERS that:

1. By Final Decree Confirming Sale dated September 25, 2015, this Court confirmed the tax sale of the property identified in the caption above to GC, subject only to the statutory right of redemption. Taxes, penalties, interest, costs and fees were paid from the purchase price,

and excess proceeds of approximately $6,000.00, more or less, from the sale remain on hand with the Court.

2. Dorang was the sole owner of the Subject Property at the time of the tax sale. Dorang was properly served in the underlying delinquent tax suit and has no basis in law or equity upon which to invalidate the tax sale. No other parties had any interest in the Subject Property at the time of sale, and no lienholders had any claims of record against the Subject Property at the time of sale or presently. Furthermore, GC assumes all liability for subsequent property taxes on the Subject Property. Therefore, Dorang is the only party entitled to claim against the excess proceeds.

3. Pursuant to Tennessee Code Annotated § 67-5-2702(c)(4) (2015), the Clerk and Master shall pay the remaining balance of the excess proceeds, less any remaining costs, to Dorang.

4. Pursuant to Tennessee Code Annotated, § 67-5-2702(c)(2) (2015), Dorang's statutory right of redemption is terminated, effective upon entry of this Order with no timely objection thereto, resulting in statutory perfect title to the Subject Property in GC, pursuant to Tennessee Code Annotated, § 67-5-2504(d).

IT IS SO ORDERED.

CHANCELLOR

Approved for entry:

S. Madison Roberts, IV, #25062
Ashley N. Goins, #034253
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*Attorney for G Co. Investments, LLC*

Certificate of Service

I hereby certify that I mailed a true and accurate copy of the foregoing Order by first class mail, postage prepaid, on the 8th day of July, 2016:

Joseph A. Dorang
586 Bay Point Drive
Gallatin, TN 37066

Jason Bobo
Assistant Metropolitan Attorney
Metropolitan Courthouse, Suite 108
Nashville, TN 37219

Ashley N. Goins, #034253