MB 147 Page 621

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
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Dav. Co. Chancery Court

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 **2016** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

KAROW, FRED W. ETUX

Bill No: 51367
Map & Parcel No: 05205013000

REAL PROPERTY

Tax Civil Action
No. **18-252-III**

Karen Y Johnson Davidson County
Batch# 176031 **ROS**
12/19/2018 12:56:49 PM 4 pgs
Fees: $23.00 Taxes: $9.62

20181219-0123354

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

FILED
2018 NOV 26 PM 12:26

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **November 16, 2018,** 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) **KAROW, FRED W. ETUX,** 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), **MOHAMMED NASER,** 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 **2016** 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.

Ellen Hobbs Lyle
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 3rd DAY OF December 2018
MARIA M. SALAS, CLERK & MASTER
BY DEPUTY

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been forwarded by U.S. Mail to the following, this 20th day of November, 2018.

FRED W. KAROW ETUX
511 YALE AVE
MADISON, TN 37115

Send tax bills to:

New owner
MOHAMMED M. NASER
710 W OLD HICKORY BLVD
MADISON, TN 37115

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

FILED

2018 OCT 25 AM 11:33

CLERK & MASTER
DAVIDSON CO CHANCERY CT.
D.C.&M.

IN THE CHANCERY COURT, PART III, 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 2016 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

FRED W. KAROW ETUX

DEFENDANTS

File No. 18-252-III

Control No. 51367

Map & Parcel No. 05205013000

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 144 Page 325 on August 20, 2018, 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 17, 2018.*

2015	*$166.09*
2016	*$151.93*
2017	*$110.43*
2018	*$98.59*
	$527.04

2. *Court costs due and payable to the Clerk and Master on the date of sale, October 17, 2018.*

$575.45

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By Deb Stafford
Deputy Clerk and Master

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 2600

M. Salas, Affiant

Subscribed and sworn before me this the 19 Day of DEC, 2018.

, Deputy Register

CHANCERY COURT DAVIDSON COUNTY
OFFICE OF CLERK & MASTER
NASHVILLE, TENNESSEE

METROPOLITAN GOVERNMENT ETC VS CASE NO. 18-252-III, BILL NO: 51367
DELINQUENT TAXPAYERS, ETC (KAROW, FRED W/ ET UX)
MAP & PARCEL # 05205013000

REPORT OF SALE

TO THE CHANCELLOR:

An order was entered in this case on August 20th, 2018
Page: 325 TMB: 144
directing the Clerk & Master to sell the following described property

Land in Davidson County, Tennessee
511 YALE AVE
0.11 Acres
05205013000 Map and Parcel Number
00001196 Deed Book
0000002 Page

FILED
2018 OCT 19 AM 11:56
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
CT
D.C. & M.

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 2017, 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 **$645.21** 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 Ledger, 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 17, 2018. 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 MOHAMMED NASER, for $2,600.00

The purchaser(s) complied by paying $2,600.00

Respectfully submitted,
Maria M. Sales
Clerk and Master
By: Chelsea Gubbins
Deputy Clerk and Master

MOHAMMED M. NASER
710 W. OLD HICKORY BLVD.
MADISON, TN 37115