MB 145 Page 129

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

IRA INNOVATIONS LLC

Bill No: 26065
Map & Parcel No: 00600003602

REAL PROPERTY

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

RECEIVED
FEB 25 2019
Dav. Co. Chancery Court

FILED
2019 MAR -4 PM 12:00
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

Karen Johnson Davidson County
Batch# 202070 ROS
03/05/2019 03:22:28 PM 4 pgs
Fees: $23.00 Taxes: $1.48
20190305-0020119

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **February 22, 2019,** 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) **IRA INNOVATIONS LLC**, 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), **ELIOT HOUSER**, 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.

CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
JON COOPER, #23871, DIRECTOR OF LAW

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

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 25th day of February, 2019.

IRA INNOVATIONS LLC f/b/o SEAN LEWIS IRA
C/O CT CORPORATION, Reg. Agent
650 WEDGEWOOD AVE
NASHVILLE, TN 37203

IRA INNOVATIONS LLC f/b/o SEAN LEWIS IRA
C/O CT CORPORATION, Reg. Agent
300 MONTVUE RD
KNOXVILLE, TN 37919

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

ELIOT HOUSER
5860 EATONS CREEK
JOELTON, TN 37080

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 5th DAY OF March 2019
MARIA M. SALAS, CLERK & MASTER
BY DEPUTY

Jason P. Bobo

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

FILED
2019 JAN 23 PM 2:46
CLERK & MASTER
DAVIDSON CO. CHANCERY COURT
D.C. & M.

METROPOLITAN GOVERNMENT ETC VS CASE NO. 18-252-III, BILL NO. 26065
DELINQUENT TAXPAYERS, ETC (IRA INNOVATIONS, LLC)
MAP & PARCEL # 00600003602

REPORT OF SALE

FILED
2019 MAR -4 PM 12:00
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

TO THE CHANCELLOR:

An order was entered in this case on November 5, 2018
Page: 569 TMB: 144
directing the Clerk & Master to sell the following described property

Land in Davidson County, Tennessee
0 BAKER ROAD
0.36 Acres
00600003602 Map and Parcel Number
20120706 Deed Book
0059372 Page

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 $256.70 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, JANUARY 16, 2019. 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 ELIOT HOUSER for $400.00

The purchaser(s) complied by paying $400.00.

new owner/
tax bills
ELIOT HOUSER
5860 EATONS CREEK
JOELTON, TN 37080

Respectfully submitted,
Maria M. Sales
Clerk and Master
By: [signature]
Deputy Clerk and Master

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 400
[signature], **Affiant**
Subscribed and sworn before me this the
5 **Day of** March, 2019.
[signature], **Deputy Register**

FILED
2019 JAN 24 AM 10:44
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

File No. 18-252-III

Control No. 26065

vs.

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2016 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Map & Parcel No. 00600003602

IRA INNOVATIONS, LLC

DEFENDANTS

FILED
2019 MAR -4 PM 12:00
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 144 Page 569 on November 5, 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, January 16, 2019.*

2016	*$62.96*
2017	*8.00*
2018	*$6.90*
	$77.86

2. *Court costs due and payable to the Clerk and Master on the date of sale, January 16, 2019.*

$312.29

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master