MB 144 Page 171

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 **2015** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

PETWAY, ZANDRA R.

Bill No: 76220
Map & Parcel No: 07110004200

REAL PROPERTY

Tax Civil Action
No. **17-236-II**

Karen Johnson Davidson County
Batch# 213061 **ROS**
04/02/2019 03:58:40 PM 4 pgs
Fees: $23.00 Taxes: $29.60

20190402-0029924

FILED
2018 AUG -6 PM 3:28
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **July 20, 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) **PETWAY, ZANDRA R.**, 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), **AMER ANGLEY**, 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 **2015** 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.

William E. Young
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

Lora B. Fox, # 17243
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 24th day of July, 2018.

ZANDRA R. PETWAY
5115 DORCHESTER CR
BRENTWOOD, TN 37027

AMER ANGLEY
PO BOX 178165
NASHVILLE, TN 37217

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 7th DAY OF August, 2018
MARIA M. SALAS, CLERK & MASTER
BY Jeff Stafford
DEPUTY

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

METROPOLITAN GOVERNMENT ETC VS CASE NO. 17-236-II, BILL NO: 76220
DELINQUENT TAXPAYERS, ETC (PETWAY, ZANDRA, R)
MAP & PARCEL # 07110004200

REPORT OF SALE

FILED
2018 JUN 26 AM 9:08
DAVIDSON COUNTY CHANCERY COURT
CLERK & MASTER
D.C. & M.

TO THE CHANCELLOR:

An order was entered in this case on NOVEMBER 28, 2017
Page: 351 TMB: 143
directing the Clerk & Master to sell the following described property

Land in Davidson County, Tennessee
0 HURON AVE
.14 Acres
07110004200 Map and Parcel Number
00009563 Deed Book
0000832 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 2016, 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 $2863.32 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, JUNE 20, 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 AMER ANGLEY for $ 8,000.00

The purchaser(s) complied by paying $8,000.00.

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

Deed & Tax Bills
AMER ANGLEY
PO BOX 178165
NASHVILLE, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 8,000
Amer Angley **Affiant**
Subscribed and sworn before me this the
2 **Day of** April, 2019.
Sarah Wells, **Deputy Register**

FILED

2018 JUN 29 PM 1:47

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT, PART II, 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.

File No. 17-236-II

Control No. 76220

Map & Parcel No. 07110004200

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2015 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

ZANDRA R. PETWAY.

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 143 Page 351 on November 28, 2017, 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, June 20, 2018.*

2010	*$549.11*
2011	*$499.60*
2012	*$516.45*
2013	*$272.23*
2014	*$251.77*
2015	*$237.60*
2016	*$216.62*
2017	*$483.27*
	$3026.65

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 20, 2018.*

$1033.96

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By Jeff Stafford
Deputy Clerk and Master