MB 145 Page 528

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
AUG 14 2019
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

ESTATE & HEIRS OF PENNY, BARBARA

Bill No: 39730
Map & Parcel No: 04301009500

REAL PROPERTY

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

Karen Johnson Davidson County
Batch# 275422 ROS
08/22/2019 12:49:10 PM 4 pgs
Fees: $23.00 Taxes: $166.50
20190822-0084607

FILED
2019 AUG 20 PM 3:28
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **August 9, 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) **ESTATE & HEIRS OF PENNY, BARBARA**, 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), **CHAD LAUTT** 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.

Allen Wallace 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 21st DAY OF August 2019
MARIA M. SALAS, CLERK & MASTER
BY Jeff Stafford
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 14th day of August, 2019.

ESTATE & HEIRS OF PENNY, BARBARA
4000 ANDERSON RD #74
NASHVILLE, TN 37217

CHAD LAUTT
1110 STRATFORD AVE
NASHVILLE, TN 37206

TIMOTHY PENNY
4000 ANDERSON RD APT 74
NASHVILLE, TN 37217

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

Jason P. Bobo

FILED
2019 AUG 20 PM 3:28
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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

METROPOLITAN GOVERNMENT ETC VS CASE NO. 18-252-III, BILL NO: 39730
DELINQUENT TAXPAYERS, ETC (ESTATE & HEIRS OF PENNY, BARBARA)
MAP & PARCEL #04301009500

REPORT OF SALE

FILED
2019 JUN 25 AM 11:41
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

TO THE CHANCELLOR:

An order was entered in this case on February 8, 2019
Page: 77 TMB: 145
directing the Clerk & Master to sell the following described property

Land in Davidson County, Tennessee
141 SHANNON AVE
.57 Acres
04301009500 Map and Parcel Number
20030903 Deed Book
0127687 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 $1561.82 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 19, 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 CHAD LAUTT for $ 45,000.00.

The purchaser(s) complied by paying $45,000.00.

Owner & Tax Bills
CHAD LAUTT
1110 STRATFORD AVE.
NASHVILLE, TN 37216

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 45,000.00
Chad Lautt, **Affiant**
Subscribed and sworn before me this the
22 **Day of** August, 2019.
Brenda Lusk, **Deputy Register**

IN THE CHANCERY COURT, PART III, DAVIDSON COUNTY, TENNESSEE

FILED
2019 JUN 27 AM 10:32
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. &M

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. 18-252-III

Control No. 39730

Map & Parcel No. 04301009500

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

ESTATE & HEIRS OF BARBARA PENNY

DEFENDANTS

FILED
2019 AUG 20 PM 3:28
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 145 Page 77 on February 8, 2019, 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 19, 2019.*

2015	*$421.99*
2016	*$382.73*
2017	*$468.96*
2018	*$331.10*
	$1604.78

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 19, 2019.*

$1954.83

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By Jeff Stafford
Deputy Clerk and Master