Gakview

MB 143 Page 123

123

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
SEP 15 2017
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 2014 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

ESTATE & HEIRS OF CONN, ROBERT J., SR. & CONN, R. J., JR.

Bill No: 40444
Map & Parcel No: 05016000700

REAL PROPERTY

Tax Civil Action
No. **16-318-I**

2017 SEP 21 PM 3:31
CLERK & MASTER
DAVIDSON CO CHANCERY CT

Karen Johnson Davidson County
Batch# 304631 ROS
10/22/2019 03:56:53 PM 5 pgs
Fees: $28.00 Taxes: $244.20
20191022-0108428

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **September 8, 2017,** 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 CONN, ROBERT J., SR. & CONN, R. J., JR.,** 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), **G. CO. INVESTMENTS, LLC,** 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 **2014** 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, #23571, DIRECTOR OF LAW

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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 22nd DAY OF September 2017
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 15th day of September, 2017.

Estate & Heirs Of Conn, Robert J., Sr.
353 Oakview Dr
Nashville, TN 37207

Estate & Heirs Of Conn, Robert James, Jr.
353 Oakview Dr
Nashville, TN 37207

Sue Bullion
248 Carriage Dr
Nashville, TN 37221

G. Co. Investments, LLC
P.O. Box 208
Goodlettsville, TN 37070

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

METROPOLITAN GOVERNMENT ETC. FILE NO. 16-318-I

VS. BILL NO. 40444

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 05016000700
(ESTATE & HEIRS OF CONN, ROBERT J., SR. & CONN, R.J., JR)

REPORT OF SALE

To the Chancellor:

2017 JUL 25 AM 7:39
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

An order was entered in this case on MAY 8, 2017, on page 123 of Tax Minute Book 142 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

353 OAKVIEW DR
1.01 Acres
Map and Parcel Number 05016000700
Deed Book , Page 00005544 0000783

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 2015, 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 $2594.20 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, JULY 19, 2017, 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 G. CO. INVESTMENTS, LLC for $66,000.00. The purchaser(s) complied by paying $66,000.00.

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

G. Co. Investments, LLC
P.O. Box 208
Goodlettsville TN 37070

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

FILED
2017 AUG 18 AM 9:06
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.

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2014 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

ESTATE & HEIRS OF ROBERT J. CONN SR. & R.J. CONN JR.

DEFENDANTS

File No. 16-318-I

Control No. 40444

Map & Parcel No. 05016000700

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 142 Page 123 on May 8, 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, July 19, 2017.*

2014	*$1406.77*
2015	*$1239.82*
2016	*$950.30*
	$3596.89

2. *Court costs due and payable to the Clerk and Master on the date of sale, July 19, 2017.*

$2290.17

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

8-4-17

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

660,000.00.

Affiant

Subscribed and sworn before me, this 22nd day of October, 2019.

Brian Garrison.

Elizabeth F Mick Notary

ELIZABETH A MICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Name and Address of new owners and tax bills

G. Ca Investments
PO Box 208
Goodlettsville TN 37070

~~Send Tax Bills to:~~ BG