MB 1446 Page 81

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 **2017** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

KUHNERT, KRISTIN & MCDOUGAL, MARY ELIZABETH

Bill No: 205017
Map & Parcel No: 15003024600

REAL PROPERTY

Tax Civil Action
No. **19-360-IV**

RECEIVED
OCT 21 2019
Dav. Co. Chancery Court

FILED
2019 OCT 25 AM 11:49
SLA

Karen Johnson Davidson County
Batch# 377752 ROS
03/26/2020 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $281.20
20200326-0032863

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **October 18, 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) **KUHNERT, KRISTIN & MCDOUGAL, MARY ELIZABETH**, 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), **EQUITY TRUST COMPANY CUSTODIAN FBO 200208321 IRA** 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 **2018** 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
WM MICHAEL SAFLEY, #6690, ACTING DIRECTOR OF LAW

J. Brooks Fox, #16096
Joshua Thomas, #30494
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 28th DAY OF October 2019
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 _____ day of October, 2019.

KRISTIN KUHNERT
3014 CHELSEA WAY
ANTIOCH, TN 37013

BRIAN GAINOUS
301 NORTHCREEK BLVD #208
GOODLETTSVILLE, TN 37072

MARY ELIZABETH MCDOUGAL
805 BRADYVILLE PIKE APT 1508
MURFREESBORO, TN 37130

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Joshua Thomas

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

FILED
2019 SEP 20 PM 1:17
CLERK & MASTER
DAVIDSON CHANCERY CT

METROPOLITAN GOVERNMENT ETC VS CASE NO. 19-360-IV, BILL NO: 205017
DELINQUENT TAXPAYERS, ETC (KUHNERT, KRISTIN & MCDOUGAL, MARY ELIZABETH)
MAP & PARCEL #15003024600

REPORT OF SALE

TO THE CHANCELLOR:

An order was entered in this case on July 29, 2019
Page: 478 TMB: 145
directing the Clerk & Master to sell the following described property

Land in Davidson County, Tennessee
3014 CHELSEA WAY
.15 Acres
15003024600 Map and Parcel Number
20120706 Deed Book
0059483 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 2018, 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 $1284.77 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, SEPTEMBER 18, 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 EQUITY TRUST COMPANY CUSTODIAN FBO 200208321 IRA
The purcharser(s) complied by paying $76,000.00

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

BRIAN GAINOUS
301 NORTHCREEK BLVD #208
GOODLETTSVILLE, TN 37072

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

2019 SEP 26 PM 3:00

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. 19-360-IV

Control No. 205017

Map & Parcel No. 15003024600

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2017 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

KRISTIN KUHNERT & MARY ELIZABETH MCDOUGAL

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 145 Page 478 on July 29, 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, September 18, 2019.*

2017	*$1184.27*
2018	*$0.00*
	$1184.27

2. *Court costs due and payable to the Clerk and Master on the date of sale, September 18, 2019.*

$2559.28

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: Deputy Clerk and Master

The actual consideration or true value, whichever is greater for this transfer is
76,000.00.

Affiant

Subscribed and sworn before me, this 24 day of March, 2020.

Notary

NIKKI DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and Address of new owners:
ETC Custodian FBO 20020832 IRA
PO Box 208
Goodlettsville TN 37070

Send Tax Bills to:
New owner