prepared by:
Karen A. Fentress
Admin Counsel DCSO
610 West Due West
Madison TN 37115

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers:
Les Lazarus, 4367 Stone Hall Blvd. Hermitage, TN 37076	Same	115050030.00

Karen Johnson Davidson County
Batch# 524908 DEEDWARR
12/04/2020 03:47:56 PM 12 pgs
Fees: $63.00 Taxes: $873.20

20201204-0141438

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $236,000.50.

Karen A. Fentress

AFFIANT

Sworn and Subscribed before me this 4th day of December, 2020

DEONZA CATO-MATHEWS

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
May 03, 2021

My Commission Expires

My Commission Expires:
May 03, 2021

SHERIFF'S DEED

This Sheriff's Deed is made and entered into on this 4th day of December, 2020 by and between the Davidson County Sheriff's Office (hereinafter referred to as "**GRANTOR**") and Les Lazarus hereinafter referred to as "**GRANTEE**").

WHEREAS, in Re: 16C-119 Case No. Judge Joe P. Binkley Jr., the Fifth Circuit Court for Davidson County, Tennessee issued an Order of Sale directing the Sheriff for Davidson County to conduct the auction sale of the subject property

owned by at a public sale (by auction) to the highest bidder for cash to satisfy the judgment liens of record against the subject property (**said order is attached to this deed**).

WHEREAS, pursuant to said Order of sale, issued by the Judge Joe P. Binkley Jr., Fifth Circuit Court for Davidson County directing the sale of the subject property of the **DEFENDANTS**, Clifford F. Stewart a/k/a Clifford Stewart, Glenna D. Stewart, a/k/a Suzanne F. Stewart, a/k/a Dalton Stewart a/k/a Suzanne White a/k/a Glenna S. Stewart a/k/a Glenna S. Dalton Flavin Stewart a/k/a Michelle S. White, and the **GRANTOR** accordingly levied upon the property described herein; located at 6571 Brownlee Drive, Nashville, Tennessee 37205; and

WHEREAS, pursuant to said Order of Sale and Execution and Levy upon the **DEFENDANTS** Clifford F. Stewart a/k/a Clifford Stewart, Glenna D. Stewart, a/k/a Suzanne F. Stewart, a/k/a Dalton Stewart a/k/a Suzanne White a/k/a Glenna S. Stewart a/k/a Glenna S. Dalton Flavin Stewart a/k/a Michelle S. White, property, **GRANTOR** scheduled a sale of the property described herein on November 6, 2020 and

WHEREAS, GRANTOR caused Notice of the Sheriff's Sale to be published in the Nashville Ledger, a newspaper of general circulation in Nashville, Davidson County, Tennessee, that the property described herein would be sold at 10:00 a.m. on November 6, 2020 at the main front entrance of the Davidson County Historic Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, 37201 such advertisement appearing in said paper on October 9, 2020, October 16, 2020, and October 23, 2020. A copy of said notice was sent to **JUDGMENT DEBTORS,** Clifford F. Stewart a/k/a Clifford Stewart, Glenna D. Stewart, a/k/a Suzanne F. Stewart, a/k/a Dalton Stewart a/k/a Suzanne White a/k/a Glenna S. Stewart a/k/a Glenna S. Dalton Flavin Stewart a/k/a Michelle S. White, and to all interested parties, including any tenant residing at the property: and

WHEREAS, the undersigned at the time, place and date specified in said notice offered the property for sale, and after opening the floor for competitive bids, the said property was sold to the **GRANTEE** at the price of $236,000.50 this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the sum of the $236,000.50 dollars, the receipt of which is hereby acknowledged, the Davidson County Sheriff's Office hereby transfers and conveys unto the **GRANTEE** Les Lazarus, for $236,000.50, and the **GRANTEE'S** heirs, successors and assigns, all rights, title and interest that Les Lazarus has in and to the said property located in Davidson County, Tennessee, and more particular described as follows:

6571 Brownlee Drive - LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of West Meade Hills, Section 3, as of record in Book 3300, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Clifford F. Stewart and Suzanne F. Stewart as tenants by the entirety, by deed of record in Book 5388, page 348, Register's Office for Davidson County, Tennessee.
Map and Parcel Number: 115050030.00

This sale is pursuant to Rule 69, Tennessee Rules of Civil Procedure and is in satisfaction (whole or in part depending on amount of sale) of the judgment balance in the amount of $903,499.45 against Glenna D. Stewart (also known as Suzanne F. Stewart) rendered on June 24, 2019 (which includes a judgment entered on November 17, 2009 in the amount of $653,499.45), and a judgment balance in the amount of $110,000.00 against Clifford F. Stewart rendered on June 24, 2019, in the case of Bonnie Ord v. Glenna D. Stewart and Clifford Stewart, Case No. 16C-119 in the Fifth Circuit Court for Davidson County, Tennessee, plus costs.

By Order of the court sale, the sale of this property shall be made subject to all valid liens against the properties and in bar of all of the defendant's rights of repurchase, redemption and all other rights and exemptions of every kind, the title vesting in the purchaser to be absolute.

All property is sold "as is." No warranties or guarantees are made, expressed or implied.

On the 6th day of November, 2020, at 10:00 a.m., at the front door of the Metro Courthouse, One Public Square, Nashville, TN, 37201, I will sell the above properties in satisfaction of said judgment together with all legal costs accruing.

TERMS OF SALE: Cash, Certified Check or Receipt on Judgment

The following may be persons interested in this sale:

Clifford F. Stewart a/k/a Clifford Stewart

Glenna D. Stewart a/k/a Suzanne F. Stewart a/k/a Dalton Stewart a/k/a Susan White a/k/a Gleana S. Stewart a/k/a Gleana S. Dalton Flavin Stewart a/k/a Mischelle S. White

jussaysue@yahoo.com

TO HAVE AND TO HOLD the Property, together which any and all improvements thereon, in as full and complete manner as the undersigned in his capacity as an officer of the Davidson County Sheriff's Office, and not as otherwise, has the power to convey the same.

The Property is sold, however, without any warranty as to the quantity or quality thereof, and expressly subject to any and rights of redemption arising under **Tenn. Code Ann §66-8-101**, *et seq.* and subject to any and all easements, restrictions, and encumbrances that may take priority over the judgment and court order pursuant to which this sale was conducted.

The property is sold subject to all valid liens against the and in bar of the defendants right to repurchase, redemption and all other rights and exemptions of every kind, the title vesting in the purchaser to be absolute.

Dated this 4th day of December, 2020

DAVIDSON COUNTY SHERIFF'S OFFICE

BY: Karen A. Fentress
Print Name

Administrative Counsel, DCSO
Title

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Deonza Cato-Mathews, a Notary Public of said County and State, personally appeared KAREN A. Fentress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be Administrative Counsel, DCSO, (or other officer authorized to execute the instrument) of Davidson County Sheriff's Office, the within named bargainer, a corporation, and that she/he as such Administrative Counsel executed the forgoing instrument for the purposes therein contained by signing the name of the Davidson County Sheriff's Office by her/himself as Administrative Counsel.

Witness my hand and seal at Office in Nashville, Tennessee, this 4th day of December, 2020.

Deonza Cato-Mathews
Notary Public

DEONZA CATO-MATHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires:
May 03, 2021

IN THE FIFTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

BONNIE OORDT, Plaintiff, vs. GLENNA D. STEWART AND, CLIFFORD STEWART, Defendants.	)	No. 16C-119

ORDER FOR JUDICIAL FORECLOSURE

This matter came on for consideration following the transfer of Rule No. ~~18-465-IV~~ 08-415-IV from Chancery Court as a result of a motion pursuant to TRCP Rule 69.01, 69.02 and TCA § 25-5-101 et seq. to execute by judicial foreclosure on the real and personal property of Glenna D. Stewart aka Suzanne F. Stewart and Clifford Stewart aka Clifford F. Stewart located at 6571 Brownlee Drive, Nashville, Tennessee 37205.

It appearing to the Court that Glenna D. Stewart and Suzanne F. Stewart are the same person and against whom there are judgments, not including accrued interest, in the total amount of 903,499.45; and, that Clifford Stewart is one and the same person as Clifford F. Stewart, against whom there is a judgment, not including accrued interest, in the amount of $110,000. It also appearing to the Court that pursuant to TRCP Rule 69.01 and 69.02 that a judicial foreclosure is an available remedy to the Plaintiff herein,

It is, therefore, ORDERED, ADJUDGED and DECREED that

1. The Circuit Court Clerk shall notify the Sheriff so that the Sheriff can cause a Notice of Levy to issue on 6571 Brownlee Drive, Nashville TN 37215 and to publish that notice on at least three (3) different times in a newspaper published in Davidson County, Tennessee, prior to the sale thereof with the first publication thereof being at least twenty (20) days prior to the sale of the real property. This notice shall include the date, time and place of sale.
2. And, as to the personal property of Glenna D. Stewart aka Suzanne F Stewart and Clifford Stewart aka Clifford F. Stewart, such published notice together with the date, time and place of sale shall be advertised in at least five (5) public places in Davidson County, Tennessee, one of which shall be the door of the courthouse and another of which shall be in the neighborhood of the Defendants property at 6571 Brownlee Drive, Nashville Tennessee 37205.
3. The posting of the advertisements of sale be at least ten (10) days prior to the sale of the personalty owned by the Defendants.
4. The Clerk shall notify the Sheriff so that the Sheriff can attempt to serve the Defendants with written notice of the sale referenced above at their last known address, to wit: 6571 Brownlee Drive, Nashville Tennessee 37205 no less than twenty (20) days prior to any such sale.

5. The Clerk shall also cause a copy of this Order to be sent by email to the following email address under the same advance notice provision noted above:

   jussaysue@yahoo.com

6. The Sheriff shall comply with his obligations under TCA § 26-5-101 et seq.

Entered this ___ day of October, 2019.

HON. JOE P. BINKLEY, JR.

APPROVED FOR ENTRY:

Robert A. Anderson, BPR 6029
2021 Richard Jones Rd., Ste. 120
Nashville, TN 37215
615-383-3332
Attorney for Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order this 23rd day of October, 2019 has been sent by electronic mail and U.S. Mail to the following:

Glenna D. Stewart
6571 Brownlee Drive
Nashville, TN 37205
jussaysue@yahoo.com

Clifford F. Stewart
6571 Brownlee Drive
Nashville, TN 37205

Robert A. Anderson

Certificate of Service

Service List RE: 16C119

Case Number:	16C119
Judge:	JOE P. BINKLEY, JR.. - 5th Circuit
Court:	DAVIDSON COUNTY CLERK OF COURTS
	Circuit
Case Title:	OORDT V STEWART

The electronic filing system will send a Notice of Electronic Filing (NEF) to the following parties:
ROBERT ANDERSON for OORDT, BONNIE

A true and correct copy of the foregoing has been mailed, postage prepaid, to:

Glenna D. Stewart
6571 Brownlee Drive
Nashville, TN 37205
jussaysue@yahoo.com

Clifford F. Stewart
6571 Brownlee Drive
Nashville, TN 37205

On this the 1st day of November, 2019.

Deputy Clerk

Case Title: OORDT V STEWART

Case Number: 16C119

Type: ORDER- GENERAL

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Joe Binkley, Jr., Fifth Circuit

NOTICE OF SALE

re: 16-C-119

RETURN OF SERVICE

Check one: 1 or 2 are for the return of an authorized officer and 3 is for the defendant who will acknowledge service and requires the defendant/respondent signature

1. ___ I certify that on the date indicated below, I served a copy of the NOTICE OF SALE on the defendant by:

2. X I failed to serve a copy of this NOTICE OF SALE on the defendant because: NO ANSWER AT ADDRESS COPY Posted on FRONT DOOR.

3. ___ I acknowledge being served with this NOTICE OF SALE

Date of Service:
10/9/2020
0855

Signature of Defendant/Respondent
N/A

Signature of the officer

Deputy Tommy Bogle
Davidson County Sheriff's Office
P.O. Box 196383 Nashville, TN. 37219-6383