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

ARKAWAZI, IMAD ABDULKAREEM R.

Bill No: 216171
Map & Parcel No: 16200020600

RECEIVED
NOV 18 2020
Davidson Co. Chancery Court

REAL PROPERTY

Tax Civil Action
No. **19-0360-IV**

FILED
2020 NOV 24 AM 10:27
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

Karen Johnson Davidson County
Batch# 661518 ROS
06/22/2021 10:39:08 AM 5 pgs
Fees: $28.00 Taxes: $17.80
20210622-0083908

DECREE FOR REDEMPTION

It appearing to this Honorable Court that **IMAD ABDULKAREEM R. ARKAWAZI, by and through JOHN KNOXVILLE**, has exercised the right of redemption in accordance with Tenn. Code Ann. § 67-5-2701 and paid into the Court the amount required in order to redeem the property described as:

0 BELL RD NASHVILLE 37211
Map & Parcel No: 16200020600

1. That all the right, title and interest of the purchaser(s), **TERRELL STARKS**, and said parcel of land be divested out of **TERRELL STARKS** and be vested into **IMAD ABDULKAREEM R. ARKAWAZI**.

2. That, upon request, the Clerk and Master will provide a certified copy of this decree for recording with the Register of Deeds.

The costs of the certified decree will be paid by Defendant, and upon application, a writ of possession will issue to put the Defendant in possession of said parcel of land at Defendant's cost.

3. That the purchaser(s) be refunded the purchase amount, interest as called for by law, and all other lawful charges,

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 22nd DAY OF February 2021
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

{N0380585 1}

CHANCELLOR

THE AMOUNT PAID TO REDEEM THIS PROPERTY IS $ 4811.51

DEPUTY CLERK & MASTER

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
ROBERT E. COOPER, JR., # 10934, DIRECTOR OF LAW

/s/ Joshua Thomas
Margaret O. Darby, # 20701
Joshua Thomas, # 30494
Assistant Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
(615) 862-6343
joshua.thomas@nashville.gov
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 18th day of November, 2020.

IMAD ABDULKAREEM R. ARKAWAZI
213 BRITTANY PARK CIR
ANTIOCH, TN 37013

TERRELL STARKS
526 BAY POINT DR
GALLATIN, TN 37066

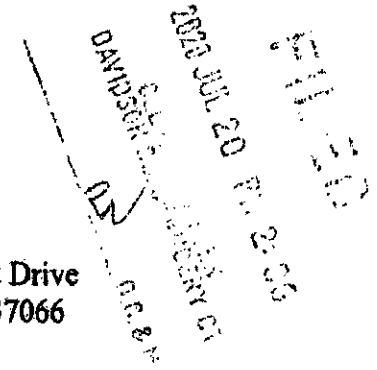
IMAD ABDULKAREEM R. ARKAWAZI
7400 PARKWAY DR APT. 74
LA MESA, CA 91942

JOHN KNOXVILLE
1480 BROADWAY UNIT 2221
SAN DIEGO, CA 92101

ELECTRONIC MAIL
Metropolitan Assessor
Metropolitan Trustee

/s/ Joshua Thomas
Joshua Thomas

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



METROPOLITAN GOVERNMENT, ETC

TO: Terrell Starks
526 Bay Point Drive
Gallatin TN 37066

VS. 19-360-IV

DELINQUENT TAXPAYERS ETC.
(Imad Abdulkareem R. Arkawazi)
M&P: 16200020600 Control/Bill No: 216171
Address: 0 Bell Road

NOTICE OF REDEMPTION PROCESS

YOU ARE HEREBY NOTIFIED THAT ON July 20, 2020, FUNDS WERE TENDERED TO REDEEM THE PROPERTY SOLD IN THIS CAUSE AND A MOTION WAS FILED. Per Tennessee Code Annotated 67-5-2701 et seq., you have 30 days from the date of the mailing of this notice to file the attached Response to Redemption for Additional Funds requesting additional amounts to be paid to compensate you for any lawful charges or monies you have expended to preserve the value of the property. If you contest the redemption on other grounds, you must file your objection with the Clerk and Master pursuant to the Tennessee Rules of Civil Procedure.

MARIA M. SALAS, CLERK & MASTER

BY _____
Deputy Clerk and Master

DATE 7-20-2020

Payer of Funds to Redeem:

John Knoxville
1480 Broadway Unit 2221
San Diego CA 92101

Purchase Price:	$30,000.00
Date Purchase Paid:	10/18/2019
Redemption Date:	07/20/2020
Redemption Amount Paid:	$4,811.51
Interest Paid to Date:	$2,733.99

Pursuant to Tennessee Code Annotated section 67-5-2701 et seq., as amended effective July 1, 2014, a copy of this Notice of Redemption Process has been sent to the following interested parties:

Imad Abdulkareem R Arkawazi
213 Brittany Park Cir
Antioch TN 37013
and
7400 Parkway Dr., Apt 74
La Mesa CA 91942

Prairie Life Fitness Center
5310 S 84th St., Suite 200
Omaha Ne 68127
and
300 Shingle Way
Franklin TN 37067
Case Number: 28108A

DEPUTY CLERK & MASTER

7-20-2020
DATE

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 The actual Consideration or true Value, whichever is greater
2 For this transfer is $ 4,811.51.
3 owners name & address: Imad Arkawazi 1480 Broadway #2221
4 San Diego CA 92101. Send Bill to: John Knoxville 1480 Broadway #2221
5 San Diego CA 92101
6

Signature of Document Signer No. 1 — Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me
on this 7 (Date) day of June (Month), 2021 (Year),
by
(1) John Knoxville
(and (2) _____).
Name(s) of Signer(s)
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ALLAN CHRISTENSEN
Notary Public - California
Solano County
Commission # 2216003
My Comm. Expires Sep 28, 2021

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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