Karen Johnson Davidson County
Batch# 866355 ROS
06/02/2022 11:57:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220602-0063779

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 **2015** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

KARSHENAS, NADER

Bill No: 243335
Map & Parcel No: 16213010900

REAL PROPERTY

Tax Civil Action
No. **17-252-II**

RECEIVED
Clerk & Master Chancery Court

FILED
2018 AUG -6 PM 3:29
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC

FINAL DECREE CONFIRMING SALE TO THE METROPOLITAN GOVERNMENT

This cause came to be heard on July 27, 2018, 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) **KARSHENAS, NADER** 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 METROPOLITAN GOVERNMENT** subject to the equity of redemption and all remaining taxes should be removed from the tax rolls of the Metropolitan Government of Nashville and Davidson County, Tennessee. **THE METROPOLITAN GOVERNMENT** may require that any subsequent years' taxes or other Metropolitan Government liens be paid in order for the property to be redeemed.

The Clerk and Master will provide a certified copy of this Final Decree for registration. This Final Decree shall convey good title to **THE METROPOLITAN GOVERNMENT** 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 **THE METROPOLITAN GOVERNMENT**, and on application, a writ of possession will issue to put **THE METROPOLITAN GOVERNMENT** in possession of said

parcel of land at **THE METROPOLITAN GOVERNMENT'S** cost.

All other matters are reserved.

The Report of Sale of the Clerk and Master follows and is incorporated herein.

William E. Young
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

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 27th DAY OF June 2022
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 27th day of July, 2018.

NADER KARSHENAS
7031 WILLOWICK DR
BRENTWOOD, TN 37027

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor
Finance – Public Property Administration

Jason P. Bobo
Jason P. Bobo

METROPOLITAN GOVERNMENT, ETC

vs. 17-236-II

DELINQUENT TAXPAYERS ETC.
(KARSHENAS, NADER)

File No. 17-236-II

Control No. 243335

Map & Parcel No. 16213010900

FILED
2018 JUN -9 PM 12:00
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
D.C. &M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on OCTOBER 30, 2017, on page 277 of Tax Minute Book 143 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

CEDARVIEW DR
0.05 Acres
Map and Parcel Number 16213010900
Deed Book , Page 20061201 0148552

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 2016, 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 $363.80 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 Nashville Ledger, a newspaper published in Nashville, stating that in the Jury Assembly Room on the ground floor of the Metropolitan Davidson County Courthouse, One Public Square in Nashville, at 12:00 o'clock noon, on WEDNESDAY, JUNE 20, 2018, 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 METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE for $507.91. The purchaser, being the beneficiary of the sale, was required to pay costs only, which has been done.

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master