383

Karen Johnson Davidson County
Batch# 869787 ROS
06/13/2022 09:07:36 AM 4 pgs
Fees: $23.00 Taxes: $31.45
20220613-0066688

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 **2016** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

M. D. BUILDERS

Bill No: 91526
Map & Parcel No: 08112009700

REAL PROPERTY

Tax Civil Action
No. **18-252-III**

RECEIVED
AUG 24 2018
Dav Co Chancery Court

FILED
2018 AUG 24 PM 2:47
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **August 17, 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) **M. D. BUILDERS**, 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), **REGIONAL HOLDINGS 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.

384

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 **2016** 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

J. Brooks Fox, #16096
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 18th DAY OF February 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 20th day of August, 2018.

M. D. BUILDERS
3698 HIGHWAY 49 E
CHARLOTTE, TN 37036

REGIONAL HOLDINGS LLC
PO BOX 707
CLARKSVILLE, TN 37041

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

Jason P. Bobo

395

FILED
2018 AUG 24 PM 2:47
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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

METROPOLITAN GOVERNMENT ETC VS CASE NO. 18-252-III, BILL NO: 91526
DELINQUENT TAXPAYERS, ETC (M.D. BUILDERS)
MAP & PARCEL # 08112009700

REPORT OF SALE

FILED
2018 AUG -1 AM 9:30
CLERK & MASTER
DAVIDSON COUNTY CHANCERY COURT
M.D.C.

TO THE CHANCELLOR:

An order was entered in this case on May 25, 2018
Page: 637 TMB: 143
directing the Clerk & Master to sell the following described property

Land in Davidson County, Tennessee
1611 ARTHUR AVE
0.04 Acres
08112009700 Map and Parcel Number
20051214 Deed Book
0150177 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 2017, 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 $265.94 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 25, 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 REGIONAL HOLDINGS LLC for $8500.00

The purchaser(s) complied by paying $8500.00.

Respectfully submitted,
Maria M. Sales
Clerk and Master
By: Chrissella Lubbs
Deputy Clerk and Master

REGIONAL HOLDINGS LLC
PO BOX 707
CLARKSVILLE, TN 37041-0707

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 8,500.00
_____, **Affiant**
Subscribed and sworn before me this the
13 **Day of** June, 2022
Brandi Weis, **Deputy Register**

386

FILED
2018 JUL 31 PM 1:55
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

FILED
2018 AUG 24 PM 2:47
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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

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 2016 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

M. D. BUILDERS

DEFENDANTS

File No. 18-252-III

Control No. 91526

Map & Parcel No. 08112009700

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 143 Page 637 on May 25, 2018, 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 25, 2018.*

2016	*$73.13*
2017	*$12.73*
	$85.86

2. *Court costs due and payable to the Clerk and Master on the date of sale, July 25, 2018.*

$555.93

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master