MB 147 Page 285

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 **2018** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

LANGFORD, MARY B.

Bill No: 127758
Map & Parcel No: 10304014600

REAL PROPERTY

Tax Civil Action
No. **20-0263-I**

RECEIVED
DEC - 8 2021
Dav. Co. Chancery Court

2021 DEC 14 PM 2:36
DAVIDSON CO. CHANCERY CT.
D.C.&M.

FILED

Karen Johnson Davidson County
Batch# 869787 **ROS**
06/13/2022 09:07:36 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50

20220613-0066689

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **December 3, 2021,** 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) **LANGFORD, MARY B.**, 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.

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 **2019** 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.

Patricia Head Moskal
CHANCELLOR

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
WALLACE W. DIETZ, #9949, 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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 20th DAY OF December 2021
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 8th day of December, 2021.

Mary B. Langford
4308 Utah Ave
Nashville, TN 37209

Regional Holdings, LLC
PO Box 707
Clarksville, TN 37041

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Joshua Thomas
Joshua Thomas

METROPOLITAN GOVERNMENT ETC. **FILE NO. 20-263-I**

VS. **BILL NO. 127758**

DELINQUENT TAXPAYERS ETC. (LANGFORD, MARY B.) **MAP & PARCEL No: 10304014600**

REPORT OF SALE

To the Chancellor:

An order was entered in this case on **August 12, 2021** on page 51 of Tax Minute Book 147 directing the Clerk and Master to sell the following described property:

FILED
2021 OCT 21 AM 11:36
DAVIDSON CO. CLERK & MASTER
CHANCERY CT.

Land in Davidson County, Tennessee

4308 UTAH AVE.
0.17 Acres
Map and Parcel Number 10304014600
Deed Book, Page 00009022 0000331

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 2019 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 $8,426.82 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, **OCTOBER 20th, 2021,** 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 $325,000.00. The purchaser(s) complied by paying $325,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 325,000.00
_____, Affiant
Subscribed and sworn before me this the
13 Day of June, 2022.
Brandi Weis, Deputy Register

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master
By Jessica Taylor
Deputy Clerk and Master

Tax Bills:
Purchaser:
Regional Holdings, LLC
P.O. Box 707
Clarksville, TN 37041

FILED

2021 NOV -2 AM 9:17

IN THE CHANCERY COURT, PART I, 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.

File No. 20-263-I

Control No. 127758

Map & Parcel No. 10304014600

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2018 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

MARY B. LANGFORD

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 147 Page 51 on August 12, 2021, 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, October 20, 2021.*

2018	*$4751.29*
2019	*$4215.79*
2020	*$4458.09*
2021	*$3657.08*
	$17082.25

2. *Court costs due and payable to the Clerk and Master on the date of sale, October 20, 2021.*

$10009.86

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master