E-FILED
9/29/2022 9:22 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE
TWENTIETH JUDICIAL DISTRICT

BANK OF AMERICA, N.A.

A.F

Plaintiff,

Case No. 17-0874
Part II

vs.

ROBERT PULLEN; UNKNOWN SPOUSE OF ROBERT PULLEN; PHILIP M. KLEINSMITH, AS TRUSTEE; FEDERAL NATIONAL MORTGAGE ASSOCIATION; AND CURRENT OCCUPANTS OF 1709 24th AVENUE NORTH, NASHVILLE, TN 37209

Defendants.

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DECREE CONFIRMING SALE, DIVESTING AND VESTING TITLE, LOCATION: 1709 24th AVENUE NORTH, NASVHILLE, TN 37209

The Court hereby confirms the Judicial Foreclosure Sale held by the Clerk and Master on August 1, 2022, and finds as follows:

1. That, in obedience to an Order entered in this matter on January 27, 2020, a sale was conducted in this matter on August 1, 2022. A *REPORT OF SALE* was filed in this matter on August 3, 2022, and is as follows:

An order was entered in this case on January 27, 2020, directing the Clerk and Master to sell the following described property located at 1709 24th Ave North, Nashville TN 37209 to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 134 AND THE SOUTHERLY 10 FEET OF LOT NO. 133 OF MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

Terms of Sale: The terms of sale shall be by open bidding with a minimum starting bid in the amount of the Plaintiffs property lien, which shall be furnished to the Clerk and Master no later than one (1) week prior to the sale date. Plaintiff may credit-bid to the amount of its lien. In the event Plaintiff credit-bids the amount of its lien. Plaintiff will pay outstanding court costs, including any commissions, prior to

Karen Johnson Davidson County
Batch# 926946 ROS
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Fees: $28.00 Taxes: $499.50
20221007-0110638

preparing a Report of Sale. Otherwise. the highest and successful bidder above and beyond any credit-bid by the Plaintiff shall deposit with the Clerk & Master of the Chancery Court of Davidson County, Tennessee at the close of the bidding, ten percent (10%) of the amount of the highest and successful bid, with the balance in cash due to the Clerk and Master of the Chancery Court of Davidson County, Tennessee within ten (10) days of the date of sale and close of bidding. Any bidder takes title subject to applicable taxes, and any other liens or encumbrances superior to the Plaintiffs.

I respectfully report that the sale advertised for the required time in the Westview Newspaper, LLC, dba The Ledger a weekly newspaper printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery, and Maury counties of Tennessee, stating that at the south door of the Davidson County Metro Courthouse, in Nashville, at 11:30 A.M., on Monday, August 1, 2022, I would sell at public auction the described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to 1 Public Holmes LLC for $135,000.00. On August 2, 2022, the purchaser(s) completed compliance with his bid by paying $135,000.00.

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

2. That no objections have been lodged with this Honorable Court regarding said *REPORT OF SALE* filed on August 3, 2022.

3. That said *REPORT OF SALE* filed on August 3, 2022 is confirmed in all things as to 1709 24th Ave North, Nashville TN 37209, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 134 AND THE SOUTHERLY 10 FEET OF LOT NO. 133 OF MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

4. That, pursuant to Order of this Court on January 27, 2020, all right, title and interest in said property was/were divested out of Robert Pullen, his heirs or assigns, and vested in Bank of America, N.A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 135,000
_____, **Affiant**
Subscribed and sworn before me this the
7 **Day of** Oct, **20**22
A. Hayes, **Deputy Register**

5. That all right, title and interest in said property is hereby conveyed from Bank of America, N.A., its successors or assigns, to 1 Public Homes LLC; and all right, title and interest in said property is vested in 1 Public Homes LLC, in bar of any and all equity of redemption.

6. That upon application of 1 Public Homes LLC, a Writ of Possession will issue at the cost of 1 Public Homes LLC to place said in possession of said property.

7. That the final bid for the property at sale was $135,000.00, and thus the value of this transaction for purposes of registration when the Clerk's commission on the sale is included is $139,050.00.

8. That from the proceeds of the sale, the Clerk and Master shall distribute the proceeds as listed below, in order of priority:

a. Clerk and Master's Commission	$4,050.00
b. Court Costs due and payable to the Clerk and Master	$467.00
c. Judgment amount payable to Plaintiff - To be sent to Plaintiff's Counsel at: Marinosci Law Group, P.C. 50 Peabody Place, Suite 255 Memphis, TN 38103	$109,639.00

ACM 10.3.22

9. Any and all excess funds shall be held by the Clerk and Master to the account of the Defendants. The funds held in the Court's registry may be escheated to the State of TN per the Clerk and Master's regular escheat process unless a party obtains an Order reopening the case to make a claim to the funds prior to escheat.

10. That upon the disbursement of the sale proceeds as provided in Item 8, above, the judgment is satisfied, and all liens are discharged as provided by law.

11. That upon entry of this Order, and after payment of costs for the certified copy the Clerk and Master shall ~~deliver~~ make available a certified copy of such to 1 Public Homes LLC. The recording of said Order, and costs associated with such, are the responsibility of 1 Public Homes LLC.

12. That upon entry of this Order, Plaintiff is hereby discharged and dismissed from this case and any further proceedings which may occur.

13. That this Order is declared to be a final judgment pursuant to Rule 54.02 of the Tennessee Rules of Civil Procedure, the Court expressly determining that there is no just reason for delay and expressly directing that this order be entered as a final judgment as to the claims adjudicated.

IT IS SO ORDERED, ADJUDGED AND DECREED.

Entered this 3rd day of October, 2022.

Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 4th DAY OF October 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

Approved for entry:

By:/s/ Drew A Worley
Drew A. Worley,
TN Bar No. 037369
Attorney for Plaintiff
Marinosci Law Group, P.C.
50 Peabody Place, Suite 255
Memphis, TN 38103
PH: (901) 203-0680

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing was sent via first –class US Mail, to the following parties on this 29th day of September 2022:

Alan C. Housholder
102 Woodmont Blvd., Suite 510
Nashville, TN 37205
Counsel for Robert Pullen

Current Occupants of
1709 24th Avenue North
Nashville, TN 37209

1 Public Homes LLC
5133 Harding Pike Ste. B10-185
Nashville, TN 37205

/s/ Drew A. Worley
Drew A. Worley