MB 147 Page 277

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

KNIGHT, JACQUELINE JOHNSON

Bill No: 47665
Map & Parcel No: 05014002600

RECEIVED
DEC - 8 2021
Dav. Co. Chancery Court

REAL PROPERTY

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

Karen Johnson Davidson County
Batch# 945239 **ROS**
11/28/2022 01:18:52 PM 4 pgs
Fees: $23.00 Taxes: $595.70

20221128-0124720

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

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) **KNIGHT, JACQUELINE JOHNSON,** 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), **EQUITY TRUST COMPANY CUSTODIAN FBO 200208320 IRA,** 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.

Jacqueline Johnson Knight
3226 Healy Dr
Nashville, TN 37207

Equity Trust Company Custodian
FBO 200208320 IRA
301 Northcreek Blvd #208
Goodlettsville, TN 37072

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Joshua Thomas
Joshua Thomas

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

VS. **BILL NO. 47665**

DELINQUENT TAXPAYERS ETC. **MAP & PARCEL No: 05014002600**
(KNIGHT, JACQUELINE JOHNSON)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on **AUGUST 11TH, 2021** on page **581** of Tax Minute Book **146** directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3226 HEALY DR.
0.26 Acres
Map and Parcel Number: **05014002600**
Deed Book, Page **00009016, 0000386**

DAVIDSON COUNTY CHANCERY CT.
2021 OCT 22 PM 3:55

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 $2,570.63 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 **EQUITY TRUST COMPANY CUSTODIAN FBO 200208320 IRA** for $161,000.00. The purchaser(s) complied by paying $161,000.00.

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By Jessica Taylor
Deputy Clerk and Master

New Owner / Send Tax Bills to:
Purchaser:
Equity Trust Company Custodian
FBO 200208320 IRA
301 Northcreek Blvd #208
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 161,000.00
_____, Affiant
Subscribed and sworn before me this the
28 Day of NOV, 2022.
A. Hayes, Deputy Register

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. 47665

Map & Parcel No. 05014002600

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

JAQUELINE JOHNSON KNIGHT

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 146 Page 581 on August 11, 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	*$1356.70*
2019	*$1206.94*
2020	*$1246.90*
2021	*$1588.93*
	$5399.47

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

$5264.59

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master