MB 111 Page 587

**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 **2019** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

**CHURCHWELL, DEBORAH L. (LE) & ESTATE & HEIRS OF CHURCHWELL, CHARLES D.**

**Bill No: 117879**
**Map & Parcel No: 09401029600**

**REAL PROPERTY**

Tax Civil Action
No. **21-0289-II**

RECEIVED
AUG - 3 2022
Dav. Co. Chancery Court

Karen Johnson Davidson County
Batch# 945239 **ROS**
11/28/2022 01:18:52 PM 4 pgs
Fees: $23.00 Taxes: $651.20
20221128-0124721

FILED
2022 AUG -9 PM 2:50
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

**FINAL DECREE CONFIRMING SALE**

This cause came to be heard on **July 29, 2022,** 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) **CHURCHWELL, DEBORAH L. (LE) & ESTATE & HEIRS OF CHURCHWELL, CHARLES D.**, 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 200208324 CESA 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.

CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 31st DAY OF August 2022
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

Approved for Entry:

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

/s/ Lexie A. Ward
Joshua Thomas, #30494
Lexie A. Ward, #37652
Assistant Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
(615) 862-6343
lexie.ward@nashville.gov

**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 31st day of August 2022.

Deborah L. Churchwell (LE), 604 S 15th St, Nashville, TN 37206
Estate & Heirs of Charles D. Churchwell, 604 S 15th St, Nashville, TN 37206
William Dove, 804 Hillside Dr, Springfield, TN 37172
Estate & Heirs of Brenda Oliver, 604 S 15th St, Nashville, TN 37206
Estate & Heirs of Carolyn Dove, 804 Hillside Dr, Springfield, TN 37172
Estate & Heirs of Eugene Churchwell, 604 S 15th St, Nashville, TN 37206
Estate & Heirs of Leon Churchwell, 604 S 15th St, Nashville, TN 37206
Joanne C Mathis, 1413 Brenner Ct, Nashville, TN 37221
Jeff Oliver, 604 S 15th St, Nashville, TN 37206
Dianne Patterson, 604 S 15th St, Nashville, TN 37206
Deanna Smith, 2950 Oak Hill Rd, Clarksville, TN 37040
Equity Trust Company Custodian FBO 200208324 CESA IRA, 301 Northcreek Blvd #208, Goodlettsville, TN 37072

**ELECTRONIC MAIL**
Metropolitan Trustee & Metropolitan Assessor

/s/ Lexie A. Ward
Lexie A. Ward

METROPOLITAN GOVERNMENT ETC. FILE NO. 21-0289-II

VS. BILL NO. 117879

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 09401029600
(CHURCHWELL, DEBORAH L. (LE) & ESTATE & HEIRS OF CHURCHWELL, CHARLES D.)

**REPORT OF SALE**

To the Chancellor:

An order was entered in this case on APRIL 4, 2022, on page 367 of Tax Minute Book 147 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

604 S 15TH ST
0.2 Acres
Map and Parcel Number 09401029600
Deed Book , Page 20140224 0015362

FILED
2022 JUN 22 AM 7:55

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 2020, 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 $10468.02 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, JUNE 15th, 2022, 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 200208324 CESA IRA for $176,000.00. The purchaser(s) complied by paying $176,000.00.

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By _____

Deputy Clerk and Master

NEW OWNER/Send Tax Bills TO:
Purchaser: EQUITY TRUST COMPANY
CUSTODIAN FBO 200208324 CESA 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**
$ 176,000.00

_____, **Affiant**

**Subscribed and sworn before me this the**
28 **Day of** NOV, **20**22.

A. Hayes, **Deputy Register**

FILED

2022 JUN 29 PM 2:07

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

*IN THE CHANCERY COURT, PART II, 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 2019 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*ESTATE & HEIRS OF CHARLES D. & DEBORAH L. CHURCHWELL (LE)*

*DEFENDANTS*

*File No. 21-289-II*

*Control No. 117879*

*Map & Parcel No. 09401029600*

## *REPORT OF THE CLERK AND MASTER*

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 147 Page 367 on April 4, 2022, 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, June 15, 2022.*

| | |
|---|---|
| *2017* | *$2956.78* |
| *2018* | *$2670.15* |
| *2019* | *$2391.87* |
| *2020* | *$2815.44* |
| *2021* | *$2108.61* |
| | *$12942.85* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 15, 2022.*

*$1094.84*

*Respectfully submitted,*
*MARIA M. SALAS*
*Clerk and Master*

*By:* _____
*Deputy Clerk and Master*