MB 147 Page 171

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
MAR - 1 2023
Dav. Co. Chancery Court

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 **2020** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

ARNOLD, NORMA FORD ET AL

Bill No: 63064
Map & Parcel No: 06104003000

REAL PROPERTY

Tax Civil Action
No. **22-0464-III**

Karen Johnson Davidson County
Batch# 993118 **ROS**
04/18/2023 10:59:44 AM 4 pgs
Fees: $23.00 Taxes: $37.00

20230418-0028416

FILED
2023 MAR 10 PM 2:27
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **February 24, 2023,** 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) **ARNOLD, NORMA FORD ET AL**, 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), **MERAN AND REDOUR NAWKAS**, 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 as excess funds. Interested parties wishing to claim excess funds prior to the expiration of the redemption period must do so by application to the Chancery Court Clerk and Master. The purchaser(s) shall be liable for the taxes assessed against the property beginning with the year **2020** and continuing so long as she 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 13th DAY OF March 2023
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
Senior Counsel
Lexie A. Ward, #37652
Assistant Metropolitan Attorney
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 1st day of March 2023.

Norma Ford Arnold
7582 Cordova Club Dr E
Cordova, TN 38018

Carol Ford Wallace
7582 Cordova Club Dr E
Cordova, TN 38018

Gwen Ford Randle
7258 Cordova Club Dr E
Cordova, TN 38018

Meran and Redour Nawkas
609 Rocky Mountain Pkwy
Antioch, TN 37013

Gwen Ford Randle
1600 Appling Rd, Apt. 1108
Cordova, TN 38016

ELECTRONIC MAIL
Metropolitan Trustee, Metropolitan Assessor

/s/ Lexie A. Ward
Lexie A. Ward

METROPOLITAN GOVERNMENT ETC. FILE NO. 22-0464-III

VS. BILL NO. 63064 2023 JAN 23 PM 4:04

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 06104003000
(Norma Ford Arnold, et al)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on November 8, 2022, on page 685 of Tax Minute Book 147 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 Tanglewood Ct
0.79 Acres
Map and Parcel Number 06104003000
Deed Book, Page 20060623 0075413

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 2021, 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 $846.48 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, January 18th, 2023, 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 Meran and Redour Nawkas for $10,000.00. The purchaser(s) complied by paying $10,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10,000.00
Redour Nawkas, Affiant
Subscribed and sworn before me this the
18 Day of April, 2023.
Brandi Weis, Deputy Register

Purchaser: Meran and Redour Nawkas
609 Rocky Mountain Parkway
Antioch TN 37013

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By _____

Deputy Clerk and Master

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

2023 JAN 27 AM 10:02

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 2020 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

NORMA FORD ARNOLD ET AL

DEFENDANTS

JS

File No. 22-0464-III

Control No. 63064

Map & Parcel No. 06104003000

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 147 Page 685 on November 8, 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, January 18, 2023.*

2019	*$338.83*
2020	*$387.04*
2021	*$232.71*
2022	*$197.69*
	$1156.30

2. *Court costs due and payable to the Clerk and Master on the date of sale, January 18, 2023.*

$333.57

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master