MB 148 Page 203

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

SUNDANCE OF NASHVILLE, LTD.

Bill No: 193901
Map & Parcel No: 14714002700

RECEIVED
MAR - 1 2023
Dav. Co. Chancery Court

REAL PROPERTY

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

Karen Johnson Davidson County
Batch# 1039846 **ROS**
08/18/2023 08 16 41 AM 5 pgs
Fees $28 00 Taxes $1 71

20230818-0064449

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) **SUNDANCE OF NASHVILLE, LTD.**, 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), **TEJBIR S. PANNU**, 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 16th day of March 2023.

Sundance Of Nashville Ltd.
c/o Thomson Reuters
PO Box 56607
Atlanta, GA 30343

Sundance of Nashville Ltd.
c/o Floyd R. Hardesty
4141 N. Memorial Dr. Hanger 35
Tulsa, OK 74115

Sundance of Nashville Ltd.
c/o The Hardesty Co.
4604 S. Garnett Rd.
Tulsa, OK 74146

Tejbir S. Pannu
3835 Crestwood Cir
Weston, FL 33331

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Lexie A. Ward
Lexie A. Ward

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

VS BILL NO. 193901

2023 JAN 23 AM 11:12

DELINQUENT TAXPAYERS ETC (SUNDANCE OF NASHVILLE LTD) MAP & PARCEL No. 14714002700

CLERK CT

REPORT OF SALE

To the Chancellor.

An order was entered in this case on JUNE 23, 2022 on page 517 of Tax Minute Book 147 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 EDMONDSON PIKE
Acres: 0.05
Map and Parcel Number: 14714002700
Deed Book: 00007316, Page: 0000694

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 $374.85 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 18, 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 TEJBIR S. PANNU for $463 07. The purchaser(s) complied by paying $463 07.

Respectfully Submitted,

MARIA M SALAS

Clerk and Master

By Chelsea R. Taylor

Deputy Clerk and Master

new owner / send tax bills to:
Purchaser. TEJBIR S. PANNU
3835 CRESTWOOD CIRCLE
WESTON, FL 33331

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

File No. 22-0464-III

Control No. 193901

Map & Parcel No. 14714002700

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2020 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

SUNDANCE OF NASHVILLE, LTD

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 147 Page 517 on June 23, 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.*

2020		*$83.45*
2021	*NOT ENOUGH EXCESS FUNDS*	
2022	*NOT ENOUGH EXCESS FUNDS*	
		$83.45

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

$379.62

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 463.07

Affiant Tejbir SinghPannu

Subscribed and sworn before me, this 26th day of June, 2023

Notary

MARYANGEL RANGEL
Commission # HH 171567
Expires August 31, 2025
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of (X) physical presence or (_____) online notarization this 26th day of June, 2023

By Tejbir Singh Pannu

Personally Known _____ OR produced identification X

Type of Identification Produced FLD-1