MB 149 Page 019

IN THE CHANCERY COUR[T] ... TENNESSEE

Karen Johnson Davidson County
Batch # 1087941 ROS
01/03/2024 12:13:17 PM 4 pgs
Fees: $23.00 Taxes: $11.47
20240103-0000645

RECEIVED
DEC 13 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 **2021** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

RED GROUP, LLC

Bill No: 254615
Map & Parcel No: 163020C39500CO

REAL PROPERTY

Tax Civil Action
No. **23-0416-IV**

2023 DEC 18 PM 1:33

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 2,100.00

_____, **Affiant**

Subscribed and sworn before me this the 31st **Day of** January, 20 24.

P. Cuhra, **Deputy Register**

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **December 8, 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) **RED GROUP, LLC**, 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), **RAMLA MOHAMED AND SHAMSO ALI**, 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 **2021** and continuing so long as they shall own the property.

All other matters are reserved.

The Report of Sale of the Clerk and Master follows and is incorporated herein.

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/ 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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 29th DAY OF December 2023
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 13th day of December 2023.

Red Group LLC
c/o Robin J. York, Reg. Agent
2507 Westfield Dr
Lebanon, TN 37090

tax bill
Ramla Mohamed & Shamso Ali
4925 Riverbank Dr
Hermitage, TN 37076

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Lexie A. Ward
Lexie A. Ward

METROPOLITAN GOVERNMENT ETC. FILE NO. 23-0416-IV

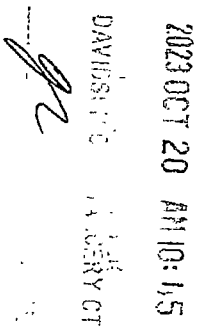
VS. BILL NO. 254615

DELINQUENT TAXPAYERS ETC. (RED GROUP LLC) MAP & PARCEL No: 163020C39500CO

REPORT OF SALE

To the Chancellor:

An order was entered in this case on July 5, 2023 on page 385 of Tax Minute Book 148 directing the Clerk and Master to sell the following described property:



Land in Davidson County, Tennessee

1382 RURA; HILL RD 395
Acres 0
Map and Parcel Number 163020C39500CO
Deed Book , Page 20180411 0034152

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 2022 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 $452.93 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 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 Ramla Mohamed and Shamso Ali for $3,100.00. The purchaser(s) complied by paying $3,100.00.

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By _____

Deputy Clerk and Master

Purchaser: Ramla Mohamed and Shamso Ali
4925 Riverbank Dr.
Hermitage, TN 37076

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

2023 OCT 31 PM 2:10

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. 23-0416-IV

Control No. 254615

Map & Parcel No. 163020C39500CO

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2021 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

RED GROUP, LLC.

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:
Pursuant to the Order of Reference entered in Tax Minute Book 148 Page 385 on July 5, 2023 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 18, 2023.***

2021	*$260.76*
2022	*$164.05*
2023	*$146.45*
	$571.26

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

$291.15

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master