MB 148 Page 452

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

NATIONAL HOME BUYER GROUP, LLC

Bill No: 143445
Map & Parcel No: 10816010300

RECEIVED
JUL 28 2023
Dav. Co. Chancery Court

REAL PROPERTY

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

Karen Johnson
Batch # 1120623
04/09/2024 08:33:33 AM
Fees: $28.00 Taxes: $466.20
20240409-0024965
Davidson County
ROS
5 pgs

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

FILED
2023 AUG 11 PM 2:40

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **July 21, 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) **NATIONAL HOME BUYER 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), **EQUITY TRUST COMPANY CUSTODIAN FBO 200358138 CESA**, 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

Approved for Entry:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 14th DAY OF August 2023
MARIA M. SALAS, CLERK & MASTER
BY _____ DEPUTY

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 28th day of July 2023.

National Home Buyer Group, LLC
c/o National Home Buyer Group, Reg. Agent
P. O. Box 293359
Nashville, TN 37229

Equity Trust Company Custodian
FBO 200358138 CESA
P. O. Box 208
Goodlettsville, TN 37070

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Lexie A. Ward
Lexie A. Ward

METROPOLITAN GOVERNMENT ETC

VS.

DELINQUENT TAXPAYERS ETC.
(NATIONAL HOME BUYER GROUP LLC)

FILE NO. 22-0464-III

BILL NO. 143445

MAP & PARCEL No: 10816010300

URT

REPORT OF SALE

To the Chancellor:

An order was entered in this case on December 15, 2022 on page 95 of Tax Minute Book 148 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3109 PRIEST WOODS DR.
Acres: 0.16
Map and Parcel Number: 10816010300
Deed Book: 20160420, Page: 0038509

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 $3,243.92 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 21, 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 EQUITY TRUST COMPANY CUSTODIAN FBO 200358138 CESA for $126,000.00. The purchaser(s) complied by paying $126,000.00.

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By Chelsea L. Taylor

Deputy Clerk and Master

Purchaser: EQUITY TRUST COMPANY CUSTODIAN FBO 200358138 CESA
P.O. BOX 208
GOODLETTSVILLE, TN 37070

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

FILED
2023 JUN 28 PM 2:56

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. 143445

Map & Parcel No. 10816010300

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

NATIONAL HOME BUYER 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 95 on December 15, 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 21, 2023.***

2020	*$1781.61*
2021	*$1564.19*
2022	*$1182.41*
	$4528.21

2. ***Court costs due and payable to the Clerk and Master on the date of sale, June 21, 2023.***

$319.73

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master

This Oath of Consideration Relates to 3109 Priest Woods Dr. Nashville, TN 37214

The actual consideration or true value, whichever is greater for this transfer is $126,000.00.

Affiant

Subscribed and sworn before me, on 3/29/2024

Elizabeth Amick.

Notary Public

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires January 24, 2028

Name and Address of new owners:

Equity Trust Company Custodian FBO 200358138

301 Northcreek Blvd #208

Goodlettsville, TN 37072

Send Tax Bills to:

GRE, LLC

PO Box 208

Goodlettsville, TN 37070 (note: zip code ends in zero)