MB 147 PG 329

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

MCCULLOUGH, JOHN, JR. ET UX

Bill No: 178050
Map & Parcel No: 13311012800

RECEIVED
JUL 31 2024
Dav. Co. Chancery Court

REAL PROPERTY

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

Karen Johnson Davidson County
Batch # 1170375 ROS
08/15/2024 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20240815-0062619

FILED
2024 AUG -2 AM 9:51
CLERK & MASTER
DAV. CO. CHANCERY CT.

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **July 26, 2024,** 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) **MCCULLOUGH, JOHN, JR. ET UX**, 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), **REGIONAL HOLDINGS, LLC**, 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 ___ DAY OF ___ 20__
MARIA M. SALAS, CLERK & MASTER
BY ___ D.C. 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 31st day of July 2024.

JOHN MCCULLOUGH, JR. ET UX
3828 VALLEY RIDGE DR
NASHVILLE, TN 37211

REGIONAL HOLDINGS, LLC
P O BOX 707
CLARKSVILLE, TN 37042

REGIONAL HOLDINGS, LLC
P O BOX 17
CLARKSVILLE, TN 37042

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Lexie A. Ward
Lexie A. Ward

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

VS. BILL NO. 178050

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 13311012800
(McCullough, John, Jr. et ux)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on February 28, 2024, on page 117 of Tax Minute Book 149 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3828 Valley Ridge Dr
0.26 Acres
Map and Parcel Number 13311012800
Deed Book , Page 00008905 0000448

FILED
2024 JUN 14 PM 3:55
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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 $4,408.41 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 12, 2024, 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 Regional Holdings LLC for $215,000.00. The purchaser(s) complied by paying $215,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 215,000.00
Mike Said, **Affiant**
Subscribed and sworn before me this the
15 **Day of** August, 2024.
J. Rivera, **Deputy Register**

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By _____

Deputy Clerk and Master

Purchaser: Regional Holdings, LLC
P.O. Box 707
Clarksville TN 37041-0707

send tax bill to:
Regional Holdings, LLC
PO Box 707
Clarksville, TN, 37041

FILED
2024 JUN 27 AM 10: 07
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT, PART IV, 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 2021 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

JOHN MCCULLOUGH JR. ETUX

DEFENDANTS

File No. 23-0416-IV

Control No. 178050

Map & Parcel No. 13311012800

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 149 Page 117 on February 28, 2024, 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 12, 2024.*

2021	*$4,257.94*
2022	*$321.20*
2023	*$2,901.66*
	$7,480.80

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 12, 2024.*

$306.05

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master