MB 149, MB 333

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

MAYES, CHARLES E. ETUX

Bill No: 116238
Map & Parcel No: 09213033100

RECEIVED
JUL 31 2024
Dav Co Chancery Court

REAL PROPERTY

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

2024 AUG -2 AM 9:51

Karen Johnson Davidson County
Batch # 1206729 ROS
11/19/2024 02 41 29 PM 5 pgs
Fees $28 00 Taxes $847 30
20241119-0089860

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) **MAYES, CHARLES E. ETUX**, 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 200208321 IRA**, 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 6 DAY OF AUGUST 2024
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 31st day of July 2024

CHARLES E. MAYES ETUX
C/O LASHONDA MAYES
304 37TH AVE N
NASHVILLE, TN 37209

CHARLES E. MAYES ETUX
C/O LASHONDA MAYES
6944 HWY 70 S APT 704
NASHVILLE, TN 37221

EQUITY TRUST COMPANY CUSTODIAN
C/O BRIAN GAINOUS
301 NORTHCREEK BLVD #208
GOODLETTSVILLE, TN 37072

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Lexie A Ward
Lexie A. Ward

METROPOLITAN GOVERNMENT ETC — FILE NO 23-0416-IV

VS — BILL NO 116238

DELINQUENT TAXPAYERS ETC (MAYES, CHARLES E , ETUX) — MAP & PARCEL No 09213033100

REPORT OF SALE

To the Chancellor

An order was entered in this case on FEBRUARY 28, 2024, on page 119 of Tax Minute Book 149 directing the Clerk and Master to sell the following described property

Land in Davidson County, Tennessee

304 37TH AVE N
0 16 Acres
Map and Parcel Number 09213033100
Deed Book , Page 00004558 0000723

FILED
2024 JUN 17 AM 11:59
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 $18,916 19 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 EQUITY TRUST COMPANY CUSTODIAN FBO 200208321 IRA for $229,000.00 The purchaser(s) complied by paying $229,000 00

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By _____

Deputy Clerk and Master

Purchaser Equity Trust Company Custodian FBO 200208321 IRA
301 Northcreek Blvd #208
Goodlettsville Tn 37072

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

FILED

2024 JUN 27 AM 10: 07

DAVIDSON CO. CHANCERY CT

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. 116238

Map & Parcel No. 09213033100

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

CHARLES E. MAYES ETUX

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 149 Page 119 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.*

2018	*$4,354.55*
2019	*$3,978.53*
2020	*$4,804.96*
2021	*$3,800.73*
2022	*$3,323.52*
2023	*$2,586.09*
	$22,848.38

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

$344.81

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master

This Oath of Consideration Relates to 304 37th Ave N, Nashville

The actual consideration or true value, whichever is greater for this transfer is $229,000.00

Affiant

Subscribed and sworn before me, on 11/13/2024

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 Co Custodian

301 Northcreek Blvd #208

Goodlettsville, TN 37072

Send Tax Bills to

ETC c/o
GRE, LLC

PO Box 208

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