MB149 PG47

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

AYOOB, AYOOB

Bill No: 56974
Map & Parcel No: 05300002900

REAL PROPERTY

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

RECEIVED
JAN 23 2023
Dav. Co. Chancery Court

Karen Johnson Davidson County
Batch # 1225749 ROS
01/13/2025 12:34:45 PM 4 pgs
Fees: $23.00 Taxes: $99.90
20250113-0002533

FILED
2024 JAN 26 PM 12:44
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C.&M.

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **January 5, 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) **AYOOB, AYOOB**, 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), **ADAM KLENK**, 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 26th DAY OF January 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 25th day of January 2024.

Ayoob Ayoob
2864 Evergreen Ridge Point
Nashville, TN 37217

Adam Klenk
911 Halcyon Ave
Nashville, TN 37204

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Lexie A. Ward
Lexie A. Ward

FILED

2023 NOV 20 AM 9:16

CLERK & MASTER
DAVIDSON CO. CHANCERY CT

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

VS. BILL NO. 56974

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 05300002900
(AYOOB, AYOOB)

REPORT OF SALE CT D.C.& M.

To the Chancellor:

An order was entered in this case on August 25, 2023 on page 583 of Tax Minute Book 148 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

325 Martingale Dr.
Acres 1.62
Map and Parcel Number 05300002900
Deed Book , Page 20031022 0156432

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 $ 2784.71 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, November 15, 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 Adam Klenk for $ $27,000.00. The purchaser(s) complied by paying $27,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 27,000.00
Adam Klenk, Affiant
Subscribed and sworn before me this the
13 Day of January, 2025.
Deputy Register

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By
Deputy Clerk and Master

Tax Bills:

Purchaser: Adam Klenk
911 Halcyon Avenue
Nashville, TN 37204

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

2023 NOV 21 P 1 2:11

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. 56974

Map & Parcel No. 05300002900

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

AYOOB, AYOOB

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 148 Page 583 on August 25, 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, November 15, 2023.***

2021	*$2875.27*
2022	*$2247.24*
2023	*$1979.94*
	$7102.45

2. ***Court costs due and payable to the Clerk and Master on the date of sale, November 15, 2023.***

$248.52

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master