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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

NASHVILLE, CHATTANOOGA & ST. LOUIS R.R.

Bill No: 116091
Map & Parcel No: 09211039100

RECEIVED
DEC 13 2023
Dav. Co. Chancery Court

REAL PROPERTY

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

2023 DEC 18 PM 1:33

Karen Johnson
Batch # 1242504
03/03/2025 12 05 00 PM
Fees $23 00 Taxes $27 75

Davidson County
ROS
4 pgs

20250303-0015593

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) **NASHVILLE, CHATTANOOGA & ST. LOUIS R.R.**, 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), **MICHAEL DADA**, 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.

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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 3rd DAY OF March 2025
MARIA M. SALAS, CLERK & MASTER
BY Regina Nelson
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.

Nashville, Chattanooga & St. Louis R R.
c/o Duharme, McMillen
P O Box 80610
Indianapolis, IN 46280

Michael Dada
420 Elysian Fields Rd #A15
Nashville, TN 37211

Tax Bills

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Lexie A. Ward
Lexie A Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 7,500
M. Dada, Affiant
Subscribed and sworn before me this the
3 Day of March, 2025.
D. Allen, Deputy Register

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METROPOLITAN GOVERNMENT ETC FILE NO 23-0416-IV

VS BILL NO 116091

2023 OCT 20 AM 11:19

DELINQUENT TAXPAYERS ETC MAP & PARCEL No 09211039100
(NASHVILLE, CHATTANOOGA, & ST LOUIS R R)

DAVIDSON CO. CHANCERY CT

REPORT OF SALE

To the Chancellor:

An order was entered in this case on July 5, 2023 on page 369 of Tax Minute Book 148 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

24TH AVE N
Acres 0.07
Map and Parcel Number 09211039100
Deed Book , Page 00000857 0000617

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 $455 44 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 Michael Dada for $7,500.00. The purchaser(s) complied by paying $7,500.00.

Respectfully Submitted,

MARIA M SALAS

Clerk and Master

By _____

Deputy Clerk and Master

Purchaser Michael Dada
420 Elysian Fields Rd #A15
Nashville, TN 37211

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

NASHVILLE, CHATTANOOGA & ST. LOUIS R.R.

DEFENDANTS

File No. 23-0416-IV

Control No. 116091

Map & Parcel No. 09211039100

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:
Pursuant to the Order of Reference entered in Tax Minute Book 148 Page 369 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	*$273.11*
2022	*$166.21*
2023	*$148.37*
	$587.69

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

$316.83

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: Jeff Stafford
Deputy Clerk and Master