Karen Johnson Davidson County
Batch# 1257209 ROS
04/07/2025 03:35:30 PM 5 pgs
Fees: $28.00 Taxes: $317.79
20250407-0026306

MB 160 Page 143

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

PIVOT HOLDINGS TN, LLC

Bill No: 291994
Map & Parcel No: 071160I00100CO

RECEIVED
FEB 24 2025
Dav. Co. Chancery Court

REAL PROPERTY

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

FILED
2025 FEB 27 PM 12 28
CLERK & MASTER
DAV. CO. CHANCERY CT.

DECREE FOR REDEMPTION

It appearing to this Honorable Court that **PIVOT HOLDINGS TN, LLC, by and through TANTRUM LLC**, has exercised the right of redemption in accordance with Tenn. Code Ann. § 67-5-2701 and paid into the Court the amount required in order to redeem the property described as:

406 A DOUGLAS AVE NASHVILLE 37207
Map & Parcel No: 071160I00100CO

1. That all the right, title, and interest of the purchaser(s), **SHAMSO ALI & RAMLA MOHAMED**, and said parcel of land be divested out of **SHAMSO ALI & RAMLA MOHAMED** and be vested into the **PIVOT HOLDINGS TN, LLC**.

2. That, upon request, the Clerk and Master will provide a certified copy of this decree for recording with the Register of Deeds.

The costs of the certified decree will be paid by Defendant, and upon application, a writ of possession will issue to put the Defendant in possession of said parcel of land at Defendant's cost.

3. That the purchaser(s) be refunded the purchase amount, interest as called for by law, and all other lawful charges.

THE AMOUNT PAID TO REDEEM THIS PROPERTY IS $ 85,888.20

DEPUTY CLERK & MASTER

CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 27th DAY OF February 2025
MARIA M. SALAS, CLERK & MASTER
BY DEPUTY

{N0670096.1}

Purchase Price:	$176,000.00
Date Purchase Paid:	11/16/2023
Redemption Date:	09/27/2024
Redemption Amount Paid:	$85,888.20
Interest Paid to Date:	$18,341.62

Payer of Funds to Redeem: Tantrum LLC

Redeeming Party on Motion to Redeem: Pivot Holdings TN LLC
3370 N Hayden Rd, Ste 123-524
Scottsdale, AZ 85251

Pursuant to Tennessee Code Annotated section 67-5-2701 et seq., as amended effective July 1, 2014, a copy of this Notice of Redemption Process has been sent to the following interested parties:

Pivot Holdings Tn LLC
3370 N Hayden Rd Ste 123-524
Scottsdale AZ 85251

Aloha Capital LLC
2525 Arapahoe Ave Suite E4-259
Boulder CO 80302

Aloha Capital LLC
36-1 Arapahoe Ave Building D Unit 178A
Boulder CO 80303
Loan Number ID #20210806-0106476

Best Supply of Nashville LLC
1136 Lebanon Pike
Nashville TN 37210

Best Supply of Nashville LLC
33999 Melinz Pkwy
Eastlake OH 44095
Case Number ID #20220411-0041818

Premier Contracting LLC
7165 Holt Run Dr
Nashville TN 37211

DEPUTY CLERK & MASTER

9-27-24
DATE

Approved for Entry:

THE DEPARTMENT OF LAW OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
WALLACE W. DIETZ, #9949, DIRECTOR OF LAW

/s/ Samuel D. Keen
Joshua Thomas, #30494
Senior Counsel
Samuel D. Keen, #33865
Assistant Metropolitan Attorney
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
(615) 862-6343
samuel.keen@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 24th day of February 2025.

Pivot Holdings TN, LLC
3370 N Hayden Rd Ste 123-524
Scottsdale, AZ 85251

Shamso Ali & Ramla Mohamed
4925 Riverbank Dr
Hermitage, TN 37076

ELECTRONIC MAIL
Metropolitan Assessor
Metropolitan Trustee

/s/ Samuel D. Keen
Samuel D. Keen

CHANCERY COURT
DAVIDSON COUNTY
OFFICE OF CLERK AND MASTER
NASHVILLE, TENNESSEE

FILED
2024 SEP 27 PM 3:41
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
RV D.C. & M.

METROPOLITAN GOVERNMENT, ETC

TO: Shamso Ali
Ramla Mohamed
4925 Riverbank Drive
Hermitage TN 37076

VS. Case # 23-0416-IV

DELINQUENT TAXPAYERS ETC.
(Pivot Holdings TN, LLC)
M&P: 071160 I 00100CO Control/Bill No: 291994
Address: 406 A Douglas Ave

NOTICE OF REDEMPTION PROCESS

YOU ARE HEREBY NOTIFIED THAT ON SEPTEMBER 27, 2024, FUNDS WERE TENDERED TO REDEEM THE PROPERTY SOLD IN THIS CAUSE AND A MOTION WAS FILED. Per Tennessee Code Annotated 67-5-2701 et seq., you have 30 days from the date of the mailing of this notice to file the attached Response to Redemption for Additional Funds requesting additional amounts to be paid to compensate you for any lawful charges or monies you have expended to preserve the value of the property. If you contest the redemption on other grounds, you must file your objection with the Clerk and Master pursuant to the Tennessee Rules of Civil Procedure.

MARIA M. SALAS, CLERK & MASTER

BY _____
Deputy Clerk and Master

DATE 9-27-24

202504070026306

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,888.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2025.

Notary Public

COMMISSION EXPIRES: _____

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 7th day of April 2025.

Robert L. Scruggs, Affiant 4/7/25 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 7th day of April, 2025

My Commission Expires: 9-8-2025 Notary's Signature

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025