MB 150 Page 219

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 **2022** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

HOBSON, ALBERT

Bill No: 35447
Map & Parcel No: 03100000100

RECEIVED
MAR 24 2025
—Dav. Co Chancery Court

REAL PROPERTY

Tax Civil Action
No. **24-0388-I**

Karen Johnson
Batch # 1318058
09/04/2025 10 19 55 AM
Fees $23 00 Taxes $12 21

Davidson County
ROS
4 pgs

20250904-0070615

CLERK & MASTER
DAVIDSON CO CHANCERY CT

FILED
2025 MAR 28 PM 12: 29

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **March 21, 2025,** 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), **HOBSON, ALBERT**, 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), **MI KIM**, 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 **2022** 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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 31st DAY OF March 2025
MARIAM SALAS, CLERK & MASTER
BY _____ DEPUTY

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 March 2025.

Albert Hobson
4009 Tucker Rd
Nashville, TN 37218

Mi Kim
511 Menees Ln
Madison, TN 37115

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Samuel D Keen
Samuel D Keen

METROPOLITAN GOVERNMENT ETC

VS

DELINQUENT TAXPAYERS ETC.
(HOBSON, ALBERT)

FILE NO 24-0388-I

BILL NO. 35447

MAP & PARCEL No· 03100000100

REPORT OF SALE

To the Chancellor:

An order was entered in this case on 21st day of October, 2024 on page 599 of Tax Minute Book 149 directing the Clerk and Master to sell the following described property.

2025 JAN 28 PM 2:24
DAVIDSON CO. CHANCERY CT.
GB D.C.&M.

Land in Davidson County, Tennessee

TRANHAM RD
0.14 Acres
Map and Parcel Number: 03100000100
Deed Book: 00005135, Page: 0000478

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 2023 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 $277 57 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 Friday, January 24th, 2025, 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 MI KIM for $3,300 00 The purchaser(s) complied by paying $3,300.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 3,300.00
MiKim, Affiant
Subscribed and sworn before me this the
4 Day of Sep, 2025.
J. Rivera, Deputy Register

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By _____

Deputy Clerk and Master

Purchaser MI KIM
511 MENEES LANE
MADISON, TN 37115

Send tax bills to

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

FILED
2025 JAN 31 AM 9:24
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C. R.M.

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. 24-0388-I

Control No. 35447

Map & Parcel No. 03100000100

DELINQUENT TAXPAYERS AS SHOWN ON CONSOLIDATED 2022 PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

ALBERT HOBSON

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 149 Page 599 on October 21, 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, January 24, 2025.***

2022	*$67.92*
2023	*$0.00*
2024	*$0.00*
	$67.92

2. ***Court costs due and payable to the Clerk and Master on the date of sale, January 24, 2025.***

$281.46

Respectfully submitted,
MARIA M. SALAS
Clerk and Master

By: _____
Deputy Clerk and Master