MB 150 Page 678

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

ESTATE & HEIRS OF WOODARD, HELEN M. & POPE, JEFFREY C.

Bill No: 118271
Map & Parcel No: 09402002900

RECEIVED
SEP 23 2025
Dav. Co. Chancery Court

REAL PROPERTY

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

Karen Johnson Davidson County
Batch # 1329633 ROS
10/02/2025 12 15 PM 5 pgs
Fees $28 00 Taxes $1,013 80
20251002-0078682

CLERK & MASTER
DAVIDSON CO CHANCERY

FILED
2025 SEP 29 PM 12: 05

FINAL DECREE CONFIRMING SALE

This cause came to be heard on **September 19, 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), **ESTATE & HEIRS OF WOODARD, HELEN M. & POPE, JEFFREY C.**, 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), **JOSHUA L. RANDOLPH**, 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

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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 30th DAY OF September 2025
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 23rd day of September 2025.

Joshua L. Randolph, 807 S. 17th St, Nashville, TN 37206
Estate & Heirs of Helen Woodard, 1622 Eastside Ave, Nashville, TN 37206
Pope, Jeffrey C., 1622 Eastside Ave, Nashville, TN 37206
Estate & Heirs of Nicole Marie Short, 1622 Eastside Ave, Nashville, TN 37206
Woodard, Michael C/O Jennifer Short, 3116 Academy Rd Portland, TN 37148
Lincoln, Troy L, II 265 Cantrell Rd Smithville, TN 37166
Dawson, Mike, 1622 Eastside Ave, Nashville, TN 37206
Estate & Heirs of Troy Lincoln, 1622 Eastside Ave, Nashville, TN 37206
Brassfield, Danny, 490 John Jenkins Rd, Centerville, TN 37033
Estate & Heirs of Sharon McNabb, 1622 Eastside Ave, Nashville, TN 37206
Estate & Heirs of Annie Farron,1622 Eastside Ave, Nashville, TN 37206
Short, Brian, 811 Hwy 52 E, Portland, TN 37148
Estate & Heirs of Michael Woodard, 1622 Eastside Ave, Nashville, TN 37206
Dawson, Linda, 1622 Eastside Ave, Nashville, TN 37206
Short, Kayla Marie, 13990 Bartram Park Blvd Unit 607, Jacksonville, FL 32258
Dawson, Phyllis, 1622 Eastside Ave, Nashville, TN 37206

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Samuel D. Keen
Samuel D. Keen

METROPOLITAN GOVERNMENT ETC FILE NO 24-0388-I

VS BILL NO 118271

DELINQUENT TAXPAYERS ETC MAP & PARCEL No: 09402002900
(ESTATE & HEIRS OF WOODARD, HELEN M & POPE, JEFFREY C)

REPORT OF SALE

2025 JUL 18 AM 9:14

To the Chancellor

An order was entered in this case on MAY 7, 2025, on page 279 of Tax Minute Book 150 directing the Clerk and Master to sell the following described property.

Land in Davidson County, Tennessee

1622 EASTSIDE AVE
0 17 Acres
Map and Parcel Number 09402002900
Deed Book , Page 20131205 0124148

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 $6,093 07 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, July 16, 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 JOSHUA L RANDOLPH for $274,000 00 The purchaser(s) complied by paying $274,000.00

Respectfully Submitted,

MARIA M. SALAS

Clerk and Master

By _____

Deputy Clerk and Master

Send taxes to:

Purchaser Joshua L. Randolph
807 S. 17th St
Nashville TN 37206

IN THE CHANCERY COURT, PART I, 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.

File No. 24-0388-I

Control No. 118271

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

Map & Parcel No. 09402002900

ESTATE & HEIRS OF HELEN M. WOODARD & JEFFREY C POPE

DEFENDANTS

FILED
2025 JUL 28 AM 10:50
DAVIDSON CO. MASTER CHANCERY CT

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 150 Page 279 on May 7, 2025, 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, July 16, 2025***

Codes Lien	*$15,497.14*
2022	*$3,401.94*
2023	*$3,010.32*
2024	*$2,344.54*
	$24,253.94

2. ***Court costs due and payable to the Clerk and Master on the date of sale, July 16, 2025.***

$803.19

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 274,000
Josh Randolph, Affiant
Subscribed and sworn before me this the
2 Day of October, 2025.
J. Rivera, Deputy Register

Respectfully submitted,
MARIA M. SALAS
Clerk and Master
By: _____
Deputy Clerk and Master