MB 150 Page 529

IN THE CHANCERY COURT FOR D

Karen Johnson Davidson County CE
Batch # 1332282 ROS
10/09/2025 11 10 30 AM 4 pgs
Fees $23 00 Taxes $90 09
20251009-0080747

RECEIVED
JUL 25 2025
Dav. Co. Chancery Court

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

DAILEY, FINIS L. & STEPHANIE JOY

Bill No: 59202
Map & Parcel No: 05500005900

REAL PROPERTY

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

FILED
2025 JUL 29 PM 3: 05
CLERK & MASTER
DAVIDSON CO. CHANCERY CT

THE AMOUNT PAID TO REDEEM THIS PROPERTY IS $24,249.54

Chelsea R. Jaylor
DEPUTY CLERK & MASTER

DECREE FOR REDEMPTION

It appearing to this Honorable Court that **DAILEY, STEPHANIE JOY, by and through MONTE D. WATKINS** 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·

4169 BULL RUN RD ASHLAND CITY 37015
Map & Parcel No: 05500005900

1. That all the right, title, and interest of the purchaser(s), **EQUITY TRUST COMPANY CUSTODIAN FBO 200208321 IRA AN 85% UNDIVIDED INTEREST AND EQUITY TRUST COMPANY CUSTODIAN FBO 200208320 IRA A 15% UNDIVIDED INTEREST**, and said parcel of land be divested out of **EQUITY TRUST COMPANY CUSTODIAN FBO 200208321 IRA AN 85% UNDIVIDED INTEREST AND EQUITY TRUST COMPANY CUSTODIAN FBO 200208320 IRA A 15% UNDIVIDED INTEREST** and be vested into the **DAILEY, STEPHANIE JOY.**

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.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 30th DAY OF July 2025
MARIA M. SALAS, CLERK & MASTER

Russell T. Perkins
CHANCELLOR

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 25th day of July 2025.

Stephanie Joy Dailey - Tax bills
4448 Enchanted Cir
Nashville, TN 37218

Stephanie Joy Dailey
P.O. Box 91042
Nashville, TN 37209

Stephanie Joy Dailey
1508 New Hope Rd
Joelton, TN 37080

Equity Trust Company Custodian
c/o Brian Gainous
301 Northcreek Blvd #208
Goodlettsville, TN 37072

ELECTRONIC MAIL
Metropolitan Assessor
Metropolitan Trustee

/s/ Samuel D Keen
Samuel D. Keen

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 24,349.54
, Affiant
Subscribed and sworn before me this the
9th **Day of** October, 2025
, Deputy Register

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

FILED
2025 JUN -5 PM 2:38
DAVIDSON COUNTY CHANCERY CT
RW

METROPOLITAN GOVERNMENT, ETC

TO: Equity Trust Co, Custodian FBO 200208321 IRA an 85% undivided interest and Equity Trust Co. Custodian FBO 200208320 IRA a 15% undivided interestc/o Brian Gainous 301 Northcreek Blvd #208 Goodlettsville TN 37072

VS. Case #23-0416-IV

DELINQUENT TAXPAYERS ETC.
(Dailey, Finis L. & Stephanie Joy)
M&P: 05500005900 Control/Bill No:59202
Address: 4169 Bull Run Rd

NOTICE OF REDEMPTION PROCESS

YOU ARE HEREBY NOTIFIED THAT ON JUNE 12, 2025, 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 6-05-2025

23-0416-IV 05500005900

Purchase Price:	$67,000.00
Date Purchase Paid:	06/17/2024
Redemption Date:	06/05/2025
Redemption Amount Paid:	$24,374.54
Interest Paid to Date:	$ 7,798.62

Payer of Funds to Redeem: Monte D. Watkins

Redeeming Party on Motion to Redeem: Stephanie Joy Dailey

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:

Metro Dept of Codes & Building Safety
P.O. Box 196300
Nashville TN 37219
Case Number: 18-1188811

Metro Dept. of Codes Admin
800 2nd Ave S.
Nashville TN 37210
Case Number: 20210728-101631

Stephanie Joy Dailey
4448 Enchanted Circle
Nashville TN 37218

1508 New Hope Rd
Joelton TN 3780

P.O. Box 91042
Nashville TN 37209

Equity Trust Co., Custodian FBO 200208321 IRA an 85% undivided interest and Equity Trust Co., Custodian FBO 200208320 IRA a 15% undivided interest c/o Brian Gainous 301 Northcreek Blvd #208 Goodlesttsville TN 37072

DEPUTY CLERK & MASTER

6-5-2025
DATE