MB 150 Page 645

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

JML HOLDINGS, LLC

Bill No: 92823
Map & Parcel No: 08115028800

RECEIVED
SEP 23 2025
Dav. Co. Chancery Court

REAL PROPERTY

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

Karen Johnson Davidson County
Batch # 1340807 ROS
10/31/2025 02:02:20 PM 4 pgs
Fees: $23.00 Taxes: $177.60
20251031-0086891

FILED
2025 SEP 29 PM 12:08
CLERK & MASTER
DAVIDSON CO CHANCERY

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), **JML HOLDINGS, LLC**, 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), **TERRELL L. STARKS**, 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.

Patricia Head Moskal
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 Kelly Stafford
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.

JML Holdings LLC
c/o JML Holdings, LLC, Reg. Agent
1831 12th Ave S 171
Nashville, TN 37203

Terrell L. Starks
526 Bay Point Dr
Gallatin, TN 37066

ELECTRONIC MAIL
Metropolitan Trustee
Metropolitan Assessor

/s/ Samuel D. Keen
Samuel D. Keen

METROPOLITAN GOVERNMENT ETC. FILE NO. 24-0388-I

VS. BILL NO. 92823

DELINQUENT TAXPAYERS ETC. (JML HOLDINGS, LLC) MAP & PARCEL No: 08115028800

2025 JUL 18 AM 10:33

GB

REPORT OF SALE

To the Chancellor:

An order was entered in this case on 22nd day of May, 2025 on page 417 of Tax Minute Book 150 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1601 UNDERWOOD ST
Acres: 0.09
Map and Parcel Number: 08115028800
Deed Book: 20220104, Page: 0001181

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 $2910.91 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 16th, 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 TERRELL L. STARKS for $48,000.00. The purchaser(s) complied by paying $48,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 48,000.00
_____, **Affiant**
Subscribed and sworn before me this the
31 **Day of** October, **2025.**
_____, **Deputy Register**

Respectfully Submitted,
MARIA M. SALAS
Clerk and Master

By _____
Deputy Clerk and Master

Tax Bills

Purchaser: TERRELL L. STARKS
526 BAY POINT DRIVE
GALLATIN, TN 37066

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.

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

JML HOLDINGS, LLC.

DEFENDANTS

File No. 24-0388-I

Control No. 92823

Map & Parcel No. 08115028800

FILED
2025 JUL 28 AM 10:49
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 150 Page 417 on May 22, 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*

2022	*$1,571.57*
2023	*$1,394.51*
2024	*$1,062.55*
	$4,028.63

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

$329.13

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