MB 150 Page 558

**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

**LGC INVESTMENTS, LLC**

**Bill No: 41197**
**Map & Parcel No: 03900009400**

**REAL PROPERTY**

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

RECEIVED
JUL 31 2025
Dav. Co. Chancery Court

Karen Johnson Davidson County
Batch # 1369683 ROS
01/14/2026 01:32:31 PM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20260114-0003445

FILED
2025 AUG -6 AM 10: 25
CLERK & MASTER
DAVIDSON CO CHANCERY

**FINAL DECREE CONFIRMING SALE**

This cause came to be heard on **July 25, 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), **LGC INVESTMENTS, 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), **REGIONAL HOLDINGS, LLC**, 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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 13th DAY OF August 2025
MARTA M. SALAS, CLERK & MASTER
BY _____ D.C. 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 31st day of July 2025.

LGC Investments, LLC
c/o Gregory Richardson, Reg. Agent
6102 Clarksville Hwy
Joelton, TN 37080

Regional Holdings, LLC
P. O Box 707
Clarksville, TN 37041

LGC Investments, LLC
c/o Gregory & Carroll Richardson
6012 Clarksville Hwy
Joelton, TN 37080

**ELECTRONIC MAIL**
Metropolitan Trustee
Metropolitan Assessor

*/s/ Samuel D. Keen*
Samuel D. Keen

METROPOLITAN GOVERNMENT ETC.

VS.

DELINQUENT TAXPAYERS ETC.
(LGC INVESTMENTS, LLC)

FILE NO. 24-0388-I

BILL NO. 41197

MAP & PARCEL No: 03900009400

2025 JUN 24 PM 1:50

FILED

## REPORT OF SALE

To the Chancellor:

An order was entered in this case on 6th day of February, 2025 on page 36 of Tax Minute Book 150 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

5424 CLARKSVILLE PIKE
Acres: 28.47
Map and Parcel Number: 03900009400
Deed Book: 20050506, Page: 0051315

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 $35,869.49 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, June 18th, 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 Regional Holdings, LLC for $950,000.00. The purchaser(s) complied by paying $950,000.00.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 950,000.00
_____, **Affiant**
**Subscribed and sworn before me this the**
14 **Day of** January, 2026.
Brandi Weis, **Deputy Register**

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

Tax Bills: Purchaser: REGIONAL HOLDINGS, LLC
P.O. BOX ~~707~~ 17
CLARKSVILLE, TN 37041-0707

*IN THE CHANCERY COURT, PART IV, 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. 41197*

*Map & Parcel No. 03900009400*

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

*LGC INVESTMENTS, LLC*

*DEFENDANTS*

## *REPORT OF THE CLERK AND MASTER*

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 150 Page 36 on February 6, 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, June 18, 2025.*

| | |
|---|---|
| *2022* | *$20631.78* |
| *2023* | *$18195.83* |
| *2024* | *$14350.05* |
| | *$53177.66* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 18, 2025.*

*$298.57*

*Respectfully submitted,*
*MARIA M. SALAS*
*Clerk and Master*

*By:* _____
*Deputy Clerk and Master*