MB 150 Page 533

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 **2021** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

CRONIN, COLUM GERARD & DUONG, ANH QUYRH

Bill No: 281025
Map & Parcel No: 105074V00200CO

RECEIVED
JUL 25 2025
Dav. Co. Chancery Court

REAL PROPERTY

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

Karen Johnson
Batch # 1381556
02/17/2026 08:49:14 AM
Fees: $28.00 Taxes: $187.81
Davidson County
ROS
5 pgs
20260217-0012052

FILED
2025 JUL 29 PM 3:06
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

DECREE FOR REDEMPTION

It appearing to this Honorable Court that **CRONIN, COLUM GERARD & DUONG, ANH QUYRH,** 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:

425 MALLORY ST NASHVILLE 37203
Map & Parcel No: 105074V00200CO

1. That all the right, title, and interest of the purchaser(s), **REGIONAL HOLDINGS LLC**, and said parcel of land be divested out **REGIONAL HOLDINGS LLC** and be vested into the **CRONIN, COLUM GERARD & DUONG, ANH QUYRH.**

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.

Russell T. Perkins
CHANCELLOR

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
BY _____ DEPUTY

THE AMOUNT PAID TO REDEEM THIS PROPERTY IS $50,759.58

Chelsea Jay
DEPUTY CLERK & MASTER

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.

Colum Gerard Cronin
& Anh Quynh Duong
425 Mallory St
Nashville, TN 37203

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

Owner
+
Tax Bills

Colum Gerard Cronin
& Anh Quynh Duong
11 Hooper Ln
San Anselmo, CA 94960

ELECTRONIC MAIL
Metropolitan Assessor
Metropolitan Trustee

/s/ Samuel D. Keen
Samuel D. Keen

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

FILED
2025 APR -3 PM 2:28
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
RW D.C. & M.

METROPOLITAN GOVERNMENT, ETC

VS. case #23-0416-IV

TO: Regional Holdings LLC
P.O. Box 707
Clarksville TN 37041-0707

DELINQUENT TAXPAYERS ETC.
(Cronin, Colum Gerard & Duong, Anh Quyrh)
M&P: 105074V00200CO Control/Bill No: 281025
Address: 425 Mallory St

NOTICE OF REDEMPTION PROCESS

YOU ARE HEREBY NOTIFIED THAT ON APRIL 3, 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 Regina Nelson
Deputy Clerk and Master

DATE 4-3-2025

Purchase Price:	$361,000.00
Date Purchase Paid:	June 14, 2024
Redemption Date:	April 3, 2025
Redemption Amount Paid:	$50,759.58
Interest Paid to Date:	$34,891.92

Payer of Funds to Redeem: Anh Q. Duong & Colum Cronin

Redeeming Party on Motion to Redeem: Anh Duong & Colum Cronin

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:

Volunteer State Bank Loan Number 418239000	215 Centerview Dr, Suite 105 Brentwood TN 37027 101 TN-52 Portland TN 37148
OnY glo, Inc dba Loan Lock Loan Number: 2011038906	6 Hutton Centre Dr, Suite 1030 Santa Ana, CA 92707 c/o Fifth Third Bancorp 38 Fountain Sq Plaza Cincinnati OH 45263
Colum Gerard Cronin & Anh Quynh Duong	425 Mallory St Nashville TN 37203 11 Hooper Ln San Anselmo CA 94960
Column Gerard Cronin	924 A Delmas Ave Nashville TB 37216
Anh Quynh Duong	614 Shelby Ave A Nashville TN 37206

Regina Allen
DEPUTY CLERK & MASTER

4-3-2025
DATE

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 50,784.58.

Affiant

Subscribed and sworn before me, this _____ day of _____, 20___.

Notary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF Marin

Subscribed and sworn to (or affirmed) before me on this 12th day of February, 2026 by Colum Gerard Cronin

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Signature of Notary)

TOM ROYALL
Notary Public - California
Marin County
Commission # 2524372
My Comm. Expires Jul 4, 2029