

IN THE CHANCERY COURT FOR THE  
 19th JUDICIAL DISTRICT FOR  
 MONTGOMERY COUNTY,  
 TENNESSEE, AT CLARKSVILLE

Connie E. Gunnett, Register  
 Montgomery County Tennessee  
 Rec #: 529504 Instrument #: 1340877  
 Rec'd: 0.00 Recorded  
 State: 0.00 9/27/2021 at 3:11 PM  
 Clerk: 0.00 in Volume  
 Other: 0.00 2141  
 Total: 0.00 PGS 1091-1097

MONTGOMERY COUNTY, TENNESSEE, )  
 )  
 )  
 Plaintiff, )  
 vs. )  
 )  
 DELINQUENT TAXPAYERS )  
 )  
 )  
 Defendants. )

Case No.: MCCHCV DQ-20-1

CITY OF CLARKSVILLE, a municipal )  
 Corporation, through AUSTIN PEAY, )  
 the duly constituted Delinquent Tax Attorney )  
 for said Municipality, )  
 )  
 Plaintiff, )  
 vs. )  
 )  
 Delinquent Taxpayers as shown on the Real )  
 Property Delinquent Tax Records of CITY )  
 OF CLARKSVILLE, a municipal corporation )  
 )  
 Defendants. )

FILED Sept. 27 2021  
 MICHAEL W. DALE, CLERK & MASTER  
 BY L. Grant  
 DEPUTY CLERK  
 A.M. 7:29 P.M.

Case No.: MCCHCV DQ-20-2

A TRUE COPY ATTEST  
 FILED 9-27-21  
 MICHAEL W. DALE, C&M

REPORT OF CLERK & MASTER

Pursuant to the following Orders of the Court:

- A. An Agreed Order Consolidating Lawsuit entered May 4, 2021;
- B. An Order for Sale entered on August 10, 2021; and
- C. All other applicable Orders of the Court entered in this Cause,

I sold at public sale the following described parcels of real estate, subject to the equity of redemption:

- (1) Bellamy, Harper et al., Map 054L, Group A, Parcel 00500, for further reference recorded in Deed Book 88, Page 81, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Shaun Robertson for the amount of Twelve

Thousand Five Hundred Ninety-Five Dollars and Twenty-Eight Cents (\$12,595.28), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2020)	\$	80.64
City of Clarksville (2019)	\$	84.20
City of Clarksville (2020)	\$	28.00

- (2) Blake, Mark Wayne, Map 055N, Group D, Parcel 04201 for further reference recorded in Official Record Book Volume 1406, Page 494, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Hunter Winn for the amount of Five Thousand Ninety Dollars and Seventy-Nine Cents (\$5,090.79), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$	157.23
Montgomery County (2020)	\$	85.12
City of Clarksville (2019)	\$	85.56
City of Clarksville (2020)	\$	29.12

- (3) Chambers, David Dwayne, Map 079E, Group A, Parcel 00101, for further reference recorded in Official Record Book Volume 1529, Page 1145 and Official Record Book Volume 1840, Page 852, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Shaun Robertson for the amount of One Thousand Six Hundred Forty-Five Dollars and Ninety-Four Cents (\$1,645.94), that amount being the highest and best bid. The taxes, penalties and fees accrued for this parcel are:

City of Clarksville (2020)	\$	22.20
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- (4) Dudley, Michael Keith, Map 080H, Group A, Parcel 03500, for further reference recorded in Official Record Book Volume 1622, Page 1171, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Shaun Robertson for the amount of Eight Thousand Sixty-Two Dollars and Fifty-One Cents (\$8,062.51), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$	209.13
Montgomery County (2020)	\$	126.60
City of Clarksville (2019)	\$	50.70
City of Clarksville (2020)	\$	43.68

- (5) Fielder, Mia et al. Rachel Fielder, Map 130, Parcel 03607, for further reference recorded in Official Record Book Volume 1570, Page 1856, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Syd Hedrick for the amount of Twenty-Five Thousand Eight Hundred Sixty-Two Dollars and Sixty-Five Cents (\$25,862.65), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$	750.83
Montgomery County (2020)	\$	560.00

- (6) Fulton, Eura E. et al. Edward D. Fulton, Map 104, Parcel 03200, for further reference recorded in Deed Book 116, Page 463 and PB 12, Page 153, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Darris Maiolo for the amount of Forty-Six Thousand Twenty Dollars and Nineteen Cents (\$46,020.19), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 608.03
Montgomery County (2020)	\$ 445.76

- (7) Gilbert, Cream, Map 11F, Group A, Parcel 02800, for further reference recorded in Official Record Book Volume 130, Page 332, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Starr L. Henry for the amount of Eight Thousand Seven Hundred Thirty-One Dollars and Fifty-One Cents (\$8,731.51), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 260.83
Montgomery County (2020)	\$ 168.00

- (8) Graf, Kevin, Map 056P, Group A, Parcel 00400, for further reference recorded in Official Record Book Volume 1605, Page 2009, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Regional Holdings, LLC, for the amount of One Hundred Forty-Two Thousand Eight Hundred Fifty-Dollars (\$142,850.00), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 1,635.63
Montgomery County (2020)	\$ 1,267.84
City of Clarksville (2019)	\$ 595.16
City of Clarksville (2020)	\$ 436.80

- (9) Harris, David G., Map 054D, Group C, Parcel 00104, for further reference recorded in Official Record Book Volume 1253, Page 2798. Said property was sold to Product of my Environment for the amount of Fifteen Thousand Nine Hundred Sixty-Two Dollars and Thirty-Two Cents (\$15,962.32), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 169.93
Montgomery County (2020)	\$ 95.24
City of Clarksville (2019)	\$ 89.80
City of Clarksville (2020)	\$ 32.48

- (10) Harris, David G., Map 054D, Group C, Parcel 01901, for further reference recorded in Official Record Book Volume 890, Page 83. Said property was sold to Regional Holdings, LLC for the amount of Thirty-Seven Thousand Fifty-Four Dollars and Fifty-Six Cents (\$37,054.56), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 897.93
Montgomery County (2020)	\$ 677.64
City of Clarksville (2019)	\$ 340.36
City of Clarksville (2020)	\$ 232.96

- (11) Hughes, Jr., Robert H et al. Ross Matthew Hughes, Successor Trustee, Dale E. Bachhofer and Linda F. Bachhofer Revocable Trust, Map 0300, Group C, Parcel 01800, for further reference recorded in Official Record Book Volume 1784, Page 880 and Official Record Book Volume 724, Page 61, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Acquisition Properties, for the amount of Twelve Thousand Three Hundred Ninety-Nine Dollars and Seventeen Cents (\$12,399.17), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 307.13
Montgomery County (2020)	\$ 205.00
City of Clarksville (2019)	\$ 137.40
City of Clarksville (2020)	\$ 70.56

- (12) Mosely, William et al. Sarah Ruth Johnson, Map 100C, Group A, Parcel 03200, for further reference recorded in Official Record Book Volume 194, Page 367, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Hunter Winn for the amount of Four Thousand Four Hundred Forty-Seven Dollars and Thirty-Seven Cents (\$4,447.37), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 312.73
Montgomery County (2020)	\$ 209.48

- (13) Mosier, Johnnie C. et ux Gladys M., Map 031, Parcel 05100, for further reference recorded in Official Record Book Volume 133, Page 90 and Official Record Book Volume 1930, Page 1387, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Yogeshkumar Patel for the amount of Eighty-Three Thousand Eight Hundred Sixty-Nine Dollars and Thirty Cents (\$83,869.30), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 1,203.13
Montgomery County (2020)	\$ 921.80
City of Clarksville (2019)	\$ 1,283.97
City of Clarksville (2020)	\$ 316.96

- (14) Ortiz, Jr., Alfredo, Map 043C, Group G, Parcel 00502, for further reference recorded in Official Record Book Volume 1527, Page 1622 and Official Record Book Volume 1387, Page 1301, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Floki Five, LLC for the amount of Six Thousand Two Hundred Twenty-Four Dollars and Ten Cents (\$6,224.10), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 168.43
Montgomery County (2020)	\$ 94.08
City of Clarksville (2019)	\$ 89.80
City of Clarksville (2020)	\$ 32.48

- (15) Pollard, John A. et al. Carlene Caldwell Evans, Paula Patrina Caldwell, Maxine Caldwell-Johnson, and Jean Caldwell Turner, Map 079F, Group D, Parcel 01500, for further reference recorded in Deed Book 23, Page 178 and Official Record Book Volume 979, Page 1443, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Regional Holdings, LLC for the amount of Thirty-Eight Thousand Six Hundred Eleven Dollars and Forty-Five Cents (\$38,611.45), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 624.83
Montgomery County (2020)	\$ 459.20
City of Clarksville (2019)	\$ 246.60
City of Clarksville (2020)	\$ 157.92

- (16) Rieves, John William, Map 079L, Group A, Parcel 00800, for further reference recorded in Official Record Book Volume 167, Page 106, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Shaun Robertson for the amount of Sixteen Thousand Ninety-Seven Dollars and Forty-Six Cents (\$16,097.46), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 202.03
Montgomery County (2020)	\$ 120.96
City of Clarksville (2019)	\$ 101.00
City of Clarksville (2020)	\$ 41.44

- (17) St. Paul AME Zion Church, Map 066E, Group B, Parcel 04300, for further reference recorded in Deed Book 47, Page 613, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Regional Holdings, LLC for the amount of Forty-Three Thousand Three Hundred Ninety-One Dollars and Fifteen Cents (\$43,391.15), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2020)	\$ 766.05
City of Clarksville (2019)	\$ 1,493.96
City of Clarksville (2020)	\$ 6,751.52

- (18) Terrell, Eddie Lynn et al., Map 080K, Group D, Parcel 01500, for further reference recorded in Official Record Book Volume 570, Page 1183, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Acquisition Properties for the amount of One Hundred Twenty-Five Thousand Eight Hundred Fifty-Four Dollars and Fifty-Three Cents (\$125,854.53), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:

Montgomery County (2019)	\$ 1,327.63
Montgomery County (2020)	\$ 1,821.44

City of Clarksville (2019)	\$ 488.76
City of Clarksville (2020)	\$ 351.68

(19) Toney, Phil, Map 029L, Group D, Parcel 00800, for further reference recorded in Official Record Book Volume 1637, Page 1740, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Product of my Environment for the amount of Eleven Thousand One Hundred Six Dollars and Three Cents (\$11,106.03), that amount being the highest and best bid. The taxes, penalties, interest and fees accrued for this parcel are:


Montgomery County (2019)	\$ 265.13
Montgomery County (2020)	\$ 171.40
City of Clarksville (2019)	\$ 594.45
City of Clarksville (2020)	\$ 59.36


ENTERED this 27 day of September, 2021.

  
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MICHAEL W. DALE, CLERK AND MASTER

**APPROVED FOR ENTRY:**

**RUNYON & RUNYON**

  
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Raymond F. Runyon  
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\_\_\_\_\_  
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State of Tennessee

County of Montgomery

Case No. MC CH CV DQ 20 - 0000001

I, Michael W. Dale., Clerk and Master of Montgomery County, Tennessee, hereby certify that the attached foregoing copy of the REPORT OF CLERK AND MASTER filed on SEPTEMBER 27, 2021 . In the cause of

MONTGOMERY COUNTY, TENNESSEE

VS

DELINQUENT TAXPAYERS

has been compared and is certified by me as a full, true and correct copy of the original on file in my office and in my custody.

In testimony whereof, I have here unto set my hand and affixed the seal of the court on 27<sup>TH</sup> day of September, 20 21 .

Chancery Court  
Clerk And Master  
Michael W. Dale

By: Freida Evans  
Deputy Clerk

SEAL

