

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

MONTGOMERY COUNTY, TENNESSEE,)
)
 Plaintiff,)
 vs.) Case No.: MCCHCV DQ-24-1
)
 DELINQUENT TAXPAYERS,)
)
 Defendants.)

CITY OF CLARKSVILLE, a municipal)
 Corporation, through JEFFREY T. GOODSON,)
 the duly constituted Delinquent Tax Attorney)
 for said Municipality,)
)
 Plaintiff,)
 vs.) Case No.: MCCHCV DQ-24-2
)
 Delinquent Taxpayers as shown on the Real)
 Property Delinquent Tax Records of CITY)
 OF CLARKSVILLE, a municipal corporation)
)
 Defendants.)

FILED Nov. 5 2025
HEATHER L. MOORE, CLERK & MASTER
BY Z. Jones DEPUTY CLERK
A.M. 2:27 P.M.

**AMENDED DECREE CONFIRMING SALE, DIVESTING
AND VESTING TITLE**

THIS CAUSE came on this day to be heard upon the motion of the Plaintiffs for a Decree confirming the sale conducted by the Clerk & Master on September 18, 2025, and in accordance with the *Report of Clerk & Master* filed on September 22, 2025, an *Amended Report of the Clerk & Master* filed on September 23, 2025, and a *Second Amended Report of the Clerk & Master* filed on September 29, 2025 which amended report is as follows:

Pursuant to an *Order for Sale* entered on August 1, 2025, an *Agreed Order Consolidating Lawsuits* entered on May 1, 2025, and all other applicable Orders of the Court, I sold at public sale the following described parcels of real estate, subject to the equity of redemption:

(1) Aziz, Romany Etal Maryam F. Fanous, Shelby Street, Map 054E, Group B, Parcel 017.00, for further reference recorded in Official Record Book Volume 2300, Page

620, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Alece Shumper, for the amount of Fifteen Thousand Four Hundred and Sixty-One Dollars and Seventy-Eight Cents (\$15,461.78), that being the highest and best bid. This amount includes a transfer tax in the amount of \$56.98. The taxes, interest, other costs and fees accrued for this parcel are:

City of Clarksville	(2022)	\$ 586.38
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(2) Borowiecki, Vincent Arnold, Mockingbird Hill Road, Map 140, Parcel 014.20, for further reference a portion of the property recorded in Official Record Book, Volume 1900, Page 693, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Caleb Chandler, LLC, a Tennessee limited liability company, for the amount of Four Thousand Seven Hundred Twenty-Two Dollars and Nineteen Cents (\$4,722.19) that being the highest and best bid. This amount includes a transfer tax in the amount of \$17.39. The taxes, interest, other costs and fees accrued for this parcel are:

Montgomery County	(2022)	\$ 471.45
Montgomery County	(2021)	\$ 629.18
Montgomery County	(2020)	\$ 715.93

(3) Boyd, Juricus, River Road, Map 078, Parcel 121.00, for further reference recorded in Official Record Book, Volume 2066, Page 518, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Mulikat Yusuf, for the amount of Three Thousand Two Hundred Ninety-Six Dollars and Ninety-Three Cents (\$3,296.93) that being the highest and best bid. This amount includes a transfer tax in the amount of \$12.13. The taxes, interest, other costs and fees accrued for this parcel are:

Montgomery County	(2022)	\$ 869.79
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(4) Buckner, George, North Callywood Court, Map 090H, Group B, Parcel 017.01, for further reference recorded in Official Record Book, Volume 2267, Page 2266, in the Register's Office, Montgomery County, Tennessee. Said property was sold to StairRack Solutions, LLC, a Tennessee limited liability company, for the amount of One Thousand Eighty-Eight Dollars and Seventy-Nine Cents (\$1,088.79) that being the highest and best bid. This amount includes a transfer tax in the amount of \$3.99. The taxes, interest, other costs and fees accrued for this parcel are:

City of Clarksville	(2021)	\$ 327.92
City of Clarksville	(2022)	\$ 423.20

(5) Hurt, Margaret, 1128 Crossland Avenue, Map 066M, Group C, Parcel 007.00, for further reference recorded in Official Record Book, Volume 364, Page 995, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Tax Lien Fund, LP, a Delaware limited partnership, for the amount of Fifty Thousand Nine Hundred Twenty-Five Dollars and Fifty-One Cents (\$50,925.51) that being the highest and best bid. This amount includes a transfer tax in the amount of \$187.71. The taxes, interest, other costs and fees accrued for this parcel are:

Montgomery County	(2022)	\$ 1,400.63
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(6) Hurt, Walter, 220 High Street, Map 066O, Group C, Parcel 015.00, for further reference recorded in Official Record Book, Volume 316, Page 905, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Bravo Delta 1, LLC, a Tennessee limited liability company, for the amount of Twenty-Two Thousand Seven Hundred Thirty Dollars and Fifteen Cents (\$22,730.15) that being the highest and best bid. This amount includes a transfer tax in the amount of \$83.77. The taxes, interest, other costs and fees accrued for this parcel are:

Montgomery County (2022)	\$ 1,345.13
City of Clarksville (2022)	\$ 1,295.45

(7) May, John M., 969 Calvert Drive, Map 029L, Group B, Parcel 017.00, for further reference recorded in Official Record Book, Volume 723, Page 175, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Tax Lien Fund, LLC, a Delaware limited partnership, for the amount of Twelve Thousand One Hundred Forty-Seven Dollars and Sixty-Five Cents (\$12,147.65) that being the highest and best bid. This amount includes a transfer tax in the amount of \$44.76. The taxes, interest, other costs and fees accrued for this parcel are:

Montgomery County (2022)	\$ 997.09
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(8) Pierce, Donna, 13 Sevier Street, Map 043N, Group M, Parcel 001.00, for further reference recorded in Official Record Book, Volume 2087, Page 1060, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Tax Lien Fund, LLC, a Delaware limited partnership, for the amount of One Hundred Eleven Thousand Three Hundred Fifty-Eight Dollars and Twenty-Six Cents (\$111,358.26) that being the highest and best bid. This amount includes a transfer tax in the amount of \$410.48. The taxes, interest, other costs and fees accrued for this parcel are:

Montgomery County (2022)	\$ 2,040.41
City of Clarksville (2022)	\$ 801.07

(9) Pierce, Donna, 15 Eagle Street, Map 030O, Group C, Parcel 033.00, for further reference recorded in Official Record Book, Volume 2374, Page 779, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Equity Trust Company Custodian FBO 200208321 IRA, for the amount of Twenty-Two Thousand Eight Hundred Twenty-Five Dollars and Eight Cents (\$22,825.08) that being the highest and best bid. This amount includes a transfer tax in the amount of \$84.12. The taxes, interest, other costs and fees accrued for this parcel are:

City of Clarksville (2022)	\$ 735.16 ¹
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¹ In the Court's previous Decree Confirming Sale, Divesting and Vesting Title (entered on October 13, 2025), the above-referenced property (item No. 9, at 15 Eagle Street) was listed as having been sold at the

(10) Sellers, Stacy, 1224 Cedar Street, Map 066E, Group F, Parcel 009.00, for further reference recorded in Official Record Book, Volume 1723, Page 270, in the Register's Office, Montgomery County, Tennessee. Said property was sold to Delta Bravo 1, LLC, a Tennessee limited liability company, for the amount of Forty Thousand One Hundred Sixty-Two Dollars and Fifty-One Cents (\$40,162.51) that being the highest and best bid. This amount includes a transfer tax in the amount of \$148.03. The taxes, interest, other costs and fees accrued for this parcel are:

Montgomery County (2022)	\$ 1,601.46
City of Clarksville (2022)	\$ 707.22

ENTERED this 29th day of September 2025.

/s/ Heather Moore
HEATHER MOORE, CLERK & MASTER

And it appearing to the Court that said report has been on file for more than ten (10) days without objection thereto;

And it appearing to the Court that counsel for Plaintiffs made a diligent effort to give actual notice of the proceedings to all interested parties;

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED BY THE COURT:

1. That all right, title, and interest in said properties is hereby divested out of said defendants and all other persons having an interest in said properties and vested in the respective purchasers, subject to the right of all interested persons in said properties to redeem the same within one (1) year from the entry of this *Decree Confirming Sale, Divesting and Vesting Title*:

2. That the Clerk shall deliver to said purchaser(s) a certified decree conveying such tract of land, as aforesaid to the purchaser(s);

3. That upon application of the purchaser(s), a writ of possession will issue, at the

September 18, 2025 sale to "Hillary Gainus." However, said property was actually sold to Equity Trust Company Custodian FBO 200208321 IRA and, thus, the instant Amended Decree is entered strictly for purposes of clarifying the name/identity of the party to whom the property was sold.

cost of the purchaser(s), to place said purchaser(s) in possession of said tract of land;

4. That the Clerk shall distribute the proceeds of each sale as follows:

- A. **First** to the ten percent (10%) penalty as allowed as compensation for the prosecution of the suits to be payable to Raymond F. Runyon, Delinquent Tax Attorney for Montgomery County and the same to Jeffrey T. Goodson, Delinquent Tax Attorney for the City of Clarksville;
- B. **Second** to the costs of the County for the proportionate share of service fees and advertising expenses chargeable against each of the several owners and title examination fees;
- C. **Third** such county taxes and legally chargeable fees as may be due Kimberly B. Wiggins, County Trustee; and,
- D. **Fourth** such city taxes and legally chargeable fees as may be due Christen Wilcox, Commissioner of Finance & Revenue for the City of Clarksville.

5. That the Clerk & Master retain, subject to rightful claims, any balance remaining after payment of all of the above;

6. That, upon disbursement of the sale proceeds as above provided, the judgment be satisfied and all liens on said property be discharged, and all other matters are reserved; and,

7. The Clerk & Master shall pay the Tennessee State Recordation Tax collected from the successful bidders to the Montgomery County Register of Deeds in the amount of One Thousand Forty-Nine Dollars and Thirty-Six Cents (\$1,049.36).

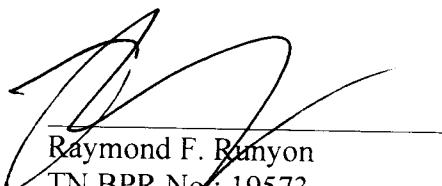
ENTERED this the 5th day of November 2025.



CHANCELLOR BEN DEAN

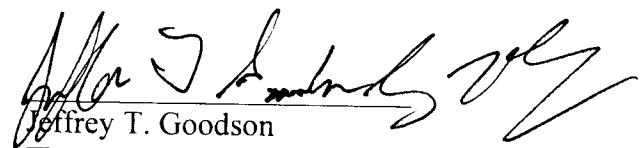
APPROVED FOR ENTRY:

RUNYON & RUNYON



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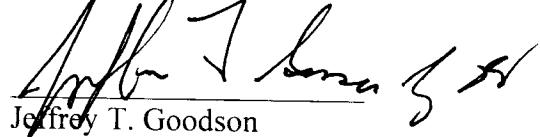
CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing document has been served on the Defendants, interested entities and purchasers listed in Exhibit A (filed with the Court only) by placing a copy of same in the U.S. Mail, postage prepaid, to said Defendants, interested entities and purchasers on this the 4 day of October 2025.



Runyon

Raymond F. Runyon
Delinquent Tax Attorney
Montgomery County



Jeffrey T. Goodson

Jeffrey T. Goodson
Delinquent Tax Attorney
City of Clarksville