IN THE CHANCERY COURT
FOR THE FIRST JUDICIAL DISTRICT
AT WASHINGTON COUNTY, TENNESSEE

JACK DANIELS, TRUSTEE WASHINGTON COUNTY, CITY OF JOHNSON CITY, TOWN OF JONESBOROUGH, TENNESSEE,	Delinquent Tax Suit For the Years 2016 and 2017 Civil Action No: 2016 & 2017 TAX
Plaintiffs vs. DELINQUENT TAX PAYERS, Defendants	Order in Regard to Disbursement of Excess Funds From Delinquent Tax Sale

This matter came on to be heard before this Honorable Court in regard to the Delinquent Tax Sale of March 5 and 6, 2020, and the bid/purchase amounts on certain real estate properties at said sale exceeding the total amount owed for taxes, interest, penalties, attorney fees, court costs, etc. This excess amount received on these certain real estate properties is now ready for disbursement by the Clerk and Master to the appropriate entities, as set out in the Clerk and Master's Report attached hereto as Exhibit A.

Therefore, it is hereby ORDERED, ADJUDGED, AND DECREED as follows:

FILED

MAY 18 2021
at 11:30A.M.
Sarah Lawson, Clerk and Master

ENTERED
MINUTE BOOK 359
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1. That the excess amounts, in regard to certain real estate properties shown on the attached exhibit, shall be

disbursed as indicated below, in regard to each person or entity, with property address and map number, as listed in Exhibit A, attached hereto and made a part hereof by reference.

2. The Clerk and Master shall be disbursed five percent (5%) of each gross excess sale amount as clerk's commission, and the remaining net amount shall be payable by the Clerk and Master to each person or entity, and held by the Clerk and Master until the designated person or representative or an entity appears in person, if local, or by mail, if out of state and unable to appear in person, at the office of the Clerk and Master, with photographic proof of identification, in order to claim any overage. A hearing may be required prior to payout of the overage.

3. Upon the person or entity appearing at the office of the Clerk and Master, either in person or by mailing proof of identity, each person or entity shall execute a Motion to Claim Excess Funds with verification that the owner or entity was the owner of the applicable real estate at the time of the Delinquent Tax Sale of March 5th and 6th, 2020. Further a W-9 Request for Taxpayer Identification Number and Certification shall be required by the Clerk and Master prior to payout of overage funds.

4. In the event the person or entity falls to appear by 4:00 p.m. September 10, 2022, the Clerk and Master shall thereafter tender the remaining net amount (minus the 5 percent clerks' fee- Tennessee Code Annotated §8-21-401(4)(a)(1)), to the Unclaimed Property Division of the Treasury Department of the State of Tennessee or the state where the property owner is located or currently resides.

5. Any property engaged in pending litigation where a party is seeking attachment of the excess proceeds of the Tax Sale shall be held by the Clerk and Master until the conclusion of litigation and the entry of a Court Order directing the disposition of the funds.

6. A copy of the Court Order, copy of motion to claim excess proceeds and W-9 forms shall be forward by the Clerk and Master by U.S. Mail first class to the last known address of each person or entity, as indicated in Exhibit A attached hereto, a copy of the order shall serve as the required due diligence letter.

ENTER pursuant to the *Tennessee Rules of Civil Procedure this the* 18th *day of* May, *2021.*

JOHN C RAMBO, CHANCELLOR

APPROVED FOR ENTRY:



Sarah Lawson
Clerk and Master of Washington County
George Jaynes Justice Center
108 West Jackson Blvd., Suite 2157
Jonesborough, Tennessee 37659
Phone No. 423-788-1450

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has

been mailed and/or hand delivered to the persons or attorneys listed below in the manner prescribed

in the *Tennessee Rules of Civil Procedure*, on this the 18 day of May, 2021.

Arlen Realty
Suite 400
One Northgate Pk
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Gray, TN 37615

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797 Kentucky Ave
Bluff City, TN 37618

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1203 Ben Gamble Rd
Jonesborough, TN 37659

William Lamar Brady and Sue R Brady
Revocable Trust
164 Windy Hill Dr
Gray, TN 37615

Charles Eric Branch
147 Gray Station Rd
Gray, TN 37615

Jeffery Daniel Brant
108 Saylor Hill Rd
Limestone, TN 37681

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C/O Mrs. Charles Floyd
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115 Shady Rest
Gray, TN 37615

James Troy Cox & Karen L Ladd
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2221 E Fairview Ave
Johnson City, TN 37601

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507 Sunset Dr
Jonesborough, TN 37659

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Johnson City, TN 37604

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Jonesborough, TN 37659

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Gray, TN 37615

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240 Creek Rd
Erwin, TN 37650

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Limestone, TN 37681

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Blaine and Carol Kilby
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Johnson City, TN 37615

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Johnson City, TN 37604

Richard Wilburn Teague & Barbara Hilton
3506 Bondwood Circle
Johnson City, TN 37604

Donald Thompson and Joyce G Thompson
606 Nunley Dr.
Johnson City, TN 37604

Laverne C Tilson
314 Grandview Dr
Kodak, TN 37764

Charles Lee Whistine & Elsie Roberts
302 W Poplar St
Johnson City, TN 37604

Harold Burton Williams
132 Tommy Campbell Rd
Jonesborough, TN 37659

Sarah Lawson, Clerk and Master

Tax ID No.	Owner	Address	Opening Bid	Bid Amount	Property Vested In	Post Sale Overage	2018/2019 County Taxes	2018/2019 JC Taxes	2018/2019 JBO Taxes	Overage after Taxes Paid	5% Clerk Fee	Overage for Payout
10 38A A 38A 20.02 0	ARLEN REALTY	Bristol Hwy	$ 2,057.34	No Bid	Washington County, Tennessee		$18.79	$15.46	$0.00	0.00	0.00	0.00
11 13H A 13H 15.02 0	BENTLEY MELVIN	Orchard Street	$ 821.98	No Bid	Washington County, Tennessee		$14.03	$0.00	$0.00	0.00	0.00	0.00
9 46N H 46N 46.00 0	BLAIR TOMMY & NANCY	316 Fairview Avenue	$ 606.41	No Bid	Washington County, Tennessee		$149.79	$781.30	$0.00	0.00	0.00	0.00
15 59C A 59C 6.00 0	BLANKENSHIP MARGARET	1203 Ben Gamble Road	$ 1,208.51	$ 17,000.00	TPI2, LLC	$15,791.49	$646.56	$0.00	$358.22	14786.71	739.34	14047.37
11 60 B 60 18.00 0	BRADY WILLIAM LAMAR & SUE	164 Windy Hill Drive	$ 4,840.57	$ 95,000.00	Danny F. Williams, and wife Teresa L. Williams	$90,159.43	$2,969.64	$0.00	$0.00	87189.79	4359.49	82830.30
12 5J E 5J 17.00 0	BRANCH CHARLES ERIC	147 Gray Station Road	$ 1,239.00	$ 32,000.00	DH RE TENN1, LLC	$30,761.00	$1,182.46	$0.00	$0.00	29578.54	1478.93	28099.61
14 27F G 27F 42.00 0	BRANT JEFFERY DANIEL	292 Hollland View Drive	$ 1,282.33	$ 4,800.00	Timothy E. Smith	$2,717.67	$399.60	$0.00	$0.00	2318.07	115.90	2202.17
14 27F G 27F 44.00 0	BRANT JEFFERY DANIEL	2 Kimberly Ann Court	$ 986.21	$ 4,800.00	Bella Propieta, LLC	$3,813.79	$199.80	$0.00	$0.00	3613.99	180.70	3433.29
9 47G A 47G 3.00 0	CAMPBELL D W & REATHA M %M	155 HILLTOP RD	$ 768.55	No Bid	Washington County, Tennessee		$37.73	$0.00	$0.00	0.00	0.00	0.00
8 53L D 53L 14.00 0	CAMPBELL J LOU	2615 Gilmer Street	$ 846.12	$ 6,000.00	Jonathan M. Harrigan	$5,153.88	$255.40	$217.08	$0.00	4681.40	234.07	4447.33
6 89 89 74.01 0	COLLINS NATHANIEL ELLIS	Charlie Carson Road	$ 729.98	$ 3,600.00	Bella Propieta, LLC	$2,870.02	$424.71	$0.00	$0.00	2445.31	122.27	2323.04
10 38H B 38H 9.00 0	COLLINS VIRGINIA	2609 Heatherly Lane	$ 2,105.62	$ 45,000.00	Raymond E. Johnson	$42,894.38	$1,344.67	$1,140.56	$0.00	40409.15	2020.46	38388.69
12 12M C 12M 19.00 0	COOKE SAMUEL & AMY B	Shady Rest	$ 613.80	$ 613.80	Darby Bishop	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
3 65M A 65M 2.00 0	COX JAMES TROY & KAREN L L	112 Country Village Drive	$ 1,276.97	$ 44,000.00	Goal Digger Investments, LLC	$42,723.03	$1,281.08	$0.00	$0.00	41441.95	2072.10	39369.85
9 39P H 39P 31.00 0 and 30.00	CRUM MICHAEL W & SHERRY	260 Furnace Road/Furnace Road	$ 1,903.85	$ 2,600.00	Danny Tipton	$696.15	$339.04	$0.00	$0.00	357.11	17.86	339.25
9 39I F 39I 24.00 0	CRUM MICHAEL W & SHERRY	2221 E. Fairview Ave.	$ 2,291.62	$ 12,000.00	Penny's Nest, LLC	$9,708.38	$539.20	$457.76	$0.00	8711.42	435.57	8275.85
18 73G A 73G 14.00 0	CURTIS RONNIE V & PATRICIA	Hwy 11E	$ 797.19	$ 4,200.00	Jeremy Judd	$3,402.81	$481.28	$0.00	$0.00	2921.53	146.08	2775.45
9 47I D 47I 14.00 0	CUSACK GREG & SULLIVAN KEL	314 Dyer Street	$ 2,272.20	$ 20,000.00	Danny Tipton	$17,727.80	$534.11	$453.76	$0.00	16739.93	837.00	15902.93
8 77 77 105.01 0	DAVIS DALE	543 Charlie Hicks Road	$ 1,030.70	$ 6,200.00	Rita E. Barnett and Donald Barnett	$5,169.30	$229.91	$0.00	$0.00	4939.39	246.97	4692.42
9 54D L 54D 6.00 0	DAVIS GLEN	1209 Division Street	$ 1,667.75	$ 25,000.00	Making Forward Progress, LLC	$23,332.25	$906.68	$770.25	$0.00	21655.32	1082.77	20572.55
15 52 52 246.00 0	EDWARDS LARRY W	Old Jonesborough Road	$ 1,081.26	$ 2,200.00	Danny Pless	$1,118.74	$258.87	$0.00	$0.00	859.87	42.99	816.88
9 46C C 46C 1.00 0	GARWOOD RICHARD & MARIKO	Baxter Street	$ 577.21	$ 577.21	Darby Bishop	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
9 39I B 39I 3.00 0	GOBBLE JUANITA N	927 Hopson Street	$ 2,108.46	$ 12,000.00	Penny's Nest, LLC	$9,891.54	$685.73	$581.74	$0.00	8624.07	431.20	8192.87
8 53G A 53G 7.01 0	GRIMES GENIEVE ESTELLA	3405 McKinley Road	$ 967.60	$ 28,000.00	Penny's Nest, LLC	$27,032.40	$747.03	$0.00	$0.00	26285.37	1314.27	24971.10
9 46P A 46P 40.00 0	GUINN VANCE	1613 Carter Avenue	$ 957.74	No Bid	Washington County, Tennessee		$364.89	$13,263.78	$0.00	0.00	0.00	0.00
11 29D A 29D 44.00 0	HALE JOE & HICKS BOBBY	Marable Lane	$ 2,888.07	No Bid	Washington County, Tennessee		$31.37	$27.26	$0.00	0.00	0.00	0.00
8 54I D 54I 2.01 0	HARRELL DON	619 Embreville Road	$ 5,369.92	$ 6,000.00	Danny F. Williams, and wife Teresa L. Williams	$630.08	$295.31	$250.50	$0.00	84.27	4.21	80.06

Tax ID No.	Owner	Address	Opening Bid	Bid Amount	Property Vested In	Post Sale Overage	2018/2019 County Taxes	2018/2019 JC Taxes	2018/2019 JBO Taxes	Overage after Taxes Paid	5% Clerk Fee	Overage for Payout
15 52 52 215.00 0	HARRISON JAMES	1626 E Jackson Blvd	$ 2,439.37	$ 48,000.00	DH RE TENN1, LLC	$45,560.63	$2,665.78	$0.00	$1,480.49	41414.36	2070.72	39343.64
9 39P D 39P 23.00 0	HEATON BILLY G	604 Mercury Street	$ 1,136.20	No Bid	Washington County, Tennessee		$476.13	$9,332.92	$0.00	0.00	0.00	0.00
9 39P D 39P 22.00 0	HEATON BILLY GENE & KATHY	606 Mercury Street	$ 1,200.35	No Bid	Washington County, Tennessee		$369.08	$8,325.73	$0.00	0.00	0.00	0.00
12 12D D 12D 14.01 0	HICKS STEWART II	Watertank Road	$ 564.98	$ 1,200.00	Danny F. Williams, and wife Teresa L. Williams	$635.02	$221.19	$0.00	$0.00	413.83	20.69	393.14
6 97 97 80.00 0	HOPSON HAZEL M	240 Creek Road	$ 611.56	$ 4,000.00	Making Forward Progress, LLC	$3,388.44	$222.95	$0.00	$0.00	3165.49	158.27	3007.22
9 46L B 46L 3.00 0	JACKSON MARY FRANCIS	404 E. Fairview Ave.	$ 4,750.14	No Bid	Washington County, Tennessee		$870.15	$2,573.74	$0.00	0.00	0.00	0.00
12 28B A 28G 56.00 0	JENKINS STANLEY & SHIRLEY	244 Shipley Road	$ 1,733.17	$ 5,500.00	Timothy E. Smith	$3,766.83	$774.94	$0.00	$0.00	2991.89	149.59	2842.30
11 36 36 24.00 0	JOHNSON EUGENE L/E REM	2329 Knob Creek Road	$ 1,264.95	$ 32,000.00	Chun Wei Chang	$30,735.05	$1,245.24	$0.00	$0.00	29489.81	1474.49	28015.32
17 40 40 18.02 0	JONES CHRISTY NICOLE	198 Blackley Creek Road	$ 6,184.04	No Bid	Washington County, Tennessee		$210.19	$210.19	$0.00	0.00	0.00	0.00
9 55A F 55A 19.01 0	KILBY BLAINE D & CAROL S	301 Grande Avenue Ext.	$ 544.07	$ 4,500.00	360 Enterprises, LLC	$3,955.93	$140.84	$0.00	$0.00	3815.09	190.75	3624.34
6.00	MAHMODIAN AMHAD & BAGHERI	402 & 404 Wall Street and 1001 E. Watauga Avenue	$ 5,252.06	$ 30,000.00	Current Management Systems	$24,747.94	$2,247.44	$1,908.26	$0.00	20592.24	1029.61	19562.63
10 22 22 11.01 0	MARMO JOYCELYN S TRUST	S/Of Carroll Creek Road	$ 1,755.81	$ 18,000.00	William Bennett Smith II	$16,244.19	$1,864.64	$0.00	$0.00	14379.55	718.98	13660.57
9 47B A 47B 3.00 0	MARTIN MARY LOUISE % TRUST	Furnace Road	$ 1,768.90	$ 4,200.00	Daniel & Kristen Ball Living Trust	$2,431.10	$114.31	$0.00	$0.00	2316.79	115.84	2200.95
5 74E B 74F 10.01 0 and 10.02	MCCURRY CARL C	S/off Old Hwy 34 and 1729 Old State Route 34 S	$ 1,437.01	$ 1,600.00	James Adam Anders	$162.99	$109.36	$0.00	$0.00	53.63	2.68	50.95
11 21M C 21L 11.00 0	MCINTURFF J ALAN	Cedar Point Place	$ 494.81	No Bid	Washington County, Tennessee		$73.25	$61.51	$0.00	0.00	0.00	0.00
5 67E A 67L 12.00 0	MCKINNEY DOROTHY M	135 Hallbourough Road	$ 3,458.21	$ 16,000.00	Timothy E. Smith	$12,541.79	$438.21	$0.00	$0.00	12103.58	605.18	11498.40
9 47I C 47J 3.00 0	MILLER KENNETH RAY	604 Pardee Street	$ 1,100.79	$ 8,000.00	Penny's Nest, LLC	$6,891.21	$450.62	$382.62	$0.00	6057.97	302.90	5755.07
2 89 89 41.00 0	MITCHELL ANNA LOUISE	126 Cloyd Road	$ 1,092.43	$ 6,000.00	Velma S. McKee	$4,907.57	$256.32	$0.00	$0.00	4651.25	232.56	4418.69
9 53D C 45M 18.00 0	MOFFITT STEPHEN T	Clover Circle	$ 1,968.16	No Bid	Washington County, Tennessee		$126.89	$108.08	$0.00	0.00	0.00	0.00
14 27F G 27F 41.00 0	MONTGOMERY TERRY	288 Holland View Drive	$ 1,282.33	$ 3,500.00	360 Enterprises, LLC	$2,217.67	$399.60	$0.00	$0.00	1818.07	90.90	1727.17
14 27F G 27F 43.00 0	MONTGOMERY TERRY	296 Holland View Drive	$ 725.29	$ 725.29	360 Enterprises, LLC	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
14 27F G 27F 45.00 0	MONTGOMERY TERRY	6 Kimberly Ann Court	$ 1,293.66	$ 3,500.00	TPI2, LLC	$2,206.34	$402.14	$0.00	$0.00	1804.20	90.21	1713.99
8 53P B 53P 15.00 0	MONTGOMERY TERRY	Glenwood Lane	$ 540.40	$ 540.40	Robert Franklin	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
10 30P A 30P 5.00 65	MYERS DAVID	115 Beechnut Street G-10	$ 3,274.62	$ 45,000.00	Current Management Systems	$41,725.38	$887.98	$754.25	$0.00	40083.15	2004.16	38078.99
9 39 39 43.00 0	NICKLES MICHAEL GREGORY SR	110 Dalewood Drive	$ 8,442.77	No Bid	Washington County, Tennessee		$254.24	$0.00	$0.00	0.00	0.00	0.00
8 69 69 140.00 0	NOBLE EVA RENEE	383 Bill Bennett Road	$ 1,711.69	$ 12,000.00	Making Forward Progress, LLC	$10,288.31	$809.70	$0.00	$0.00	9478.61	473.93	9004.68
12 11K A 11K 11.00 0	ODOM JOHN CHARLES & CAROLY	Circleview Drive	$ 487.50	No Bid	Washington County, Tennessee		$16.38	$0.00	$0.00	0.00	0.00	0.00

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11 29K C 29K 1.02 0 and 1.01	OSBORNE RALPH	N Roan Street and N Roan Street	$ 1,778.09	$ 3,000.00	Allyn Hood	$1,221.91	$0.00	$1,165.87	$0.00	56.04	2.80	53.24
9 55J A 55J 2.01 0	PADUCH BEN A	Swadley Road	$ 1,773.76	$ 1,773.76	Joseph Moughan	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
11 13K A 13K 18.01 0	PAYNE BESSIE C/O LUTHER PA	Crouch Road	$ 696.62	$ 1,000.00	Sam Phillips	$303.38	$196.91	$0.00	$0.00	106.47	5.32	101.15
9 39P F 39P 6.00 0	PEALER RUBY	1809 Millard Street	$ 1,269.47	$ 22,000.00	CAB Properties, LLC	$20,730.53	$585.11	$1,189.41	$0.00	18956.01	947.80	18008.21
11 21J D 21J 13.00 0	PEGGY SUE PROPERTIES LLC	109 Bentley Parc (#13)	$ 4,008.83	$ 78,000.00	DH RE TENN1, LLC	$73,991.17	$1,658.68	$1,409.34	$0.00	70923.15	3546.16	67376.99
9 46N A 46N 22.00 0	RHEA WILLIE MAE % ALICE SI	210 N. Belmont Street	$ 3,918.89	No Bid	Washington County, Tennessee		$297.65	$14,348.75	$0.00	0.00	0.00	0.00
9 47I C 47I 48.00 0	RIDDLE PAUL & JEAN	605 Cranberry Street	$ 2,345.29	$ 9,000.00	Timothy E. Smith	$6,654.71	$567.07	$481.36	$0.00	5606.28	280.31	5325.97
8 61F A 61F 13.06 0	RITLI CHARLES GEORGE & BEV	Off N Huffine Road	$ 483.86	No Bid	Washington County, Tennessee		$32.65	$0.00	$0.00	0.00	0.00	0.00
9 46N E 46N 16.00 0	ROBERTS JOHNNIE	307 W Main Street	$ 1,095.02	$ 1,600.00	Jonathan M. Harrigan	$504.98	$114.98	$96.40	$0.00	293.60	14.68	278.92
9 53E B 53D 11.00 0	SAULS JERRY JR	608 Barton Street	$ 1,564.45	No Bid	Washington County, Tennessee		$146.26	$6,730.10	$0.00	0.00	0.00	0.00
9 39H B 39A 19.00 0	SCHILL ALLEN	2605 Watauga Road 2605	$ 1,443.05	No Bid	Washington County, Tennessee		$675.12	$10,703.97	$0.00	0.00	0.00	0.00
14 26 26 61.11 0	SHERFEY ASHLEY	N of Littleton Road	$ 876.18	No Bid	Washington County, Tennessee		$125.63	$0.00	$0.00	0.00	0.00	0.00
11 21J D 21O 1.00 0	SQUIBB BUILDERS	1000 Kennesaw Drive	$ 1,053.04	$ 1,053.04	Allyn Hood	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
11 21M B 21M 10.00 0	SQUIBB BUILDERS INC	Cedar Point Road	$ 1,406.18	$ 3,400.00	Daniel & Kristen Ball Living Trust	$1,993.82	$389.54	$591.44	$0.00	1012.84	50.64	962.20
11 21J D 21O 45.00 0	SQUIBB JOHN P SR	Kennesaw Dr. & Old Gray St. Road	$ 1,445.45	No Bid	Washington County, Tennessee		$6.22	$4.72	$0.00	0.00	0.00	0.00
9 54B F 54B 24.00 0 and 23.00	STORY BURNADINE	604 Hamilton Street and Hamilton Street	$ 4,144.91	$ 16,000.00	Penny's Nest, LLC	$11,855.09	$940.58	$798.30	$0.00	10116.21	505.81	9610.40
10 31 31 33.06 0	STOUT JOSEPH	Simms Road	$ 519.18	$ 900.00	Robert Franklin	$380.82	$84.21	$0.00	$0.00	296.61	14.83	281.78
9 53D C 45M 11.01 0	TAYLOR JUANITA L/E REM:	915 North Street	$ 1,264.89	No Bid	Washington County, Tennessee		$176.95	$149.70	$0.00	0.00	0.00	0.00
10 37J A 37J 70.00 0	TEAGUE RICHARD WILBURN & B	356 Bondwood Circle	$ 11,754.85	$ 120,000.00	Emogene Painter	$108,245.15	$4,003.40	$3,402.25	$0.00	100839.50	5041.98	95797.52
8 53J C 53J 6.00 0	THOMPSON DONALD & JOYCE G	612 Nunley Drive	$ 1,201.28	$ 25,000.00	William David Bass and Dena Bass	$23,798.72	$1,126.07	$0.00	$0.00	22672.65	1133.63	21539.02
9 54F K 54F 23.00 0	TILSON LAVERNE C	W Pine Street	$ 1,386.96	No Bid	Washington County, Tennessee		$12.58	$10.74	$0.00	0.00	0.00	0.00
9 54D C 54D 10.00 0	WHISTINE CHARLES LEE & ELS	302 W Poplar Street	$ 3,762.96	$ 45,000.00	Penny's Nest, LLC	$41,237.04	$1,149.89	$975.71	$0.00	39111.44	1955.57	37155.87
4 83 83 23.01 0	WILLIAMS HAROLD BURTON	Tommy Campbell Road	$ 646.45	$ 14,000.00	Oxstone, LLC	$13,353.55	$271.78	$0.00	$0.00	13081.77	654.09	12427.68
									TOTALS:	795345.27	39767.26	755578.01