

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
THIRD JUDICIAL DISTRICT, SITTING AT GREENEVILLE

STATE OF TENNESSEE for the Use
and Benefit of Greene County,
Tennessee, on Relation of NATHAN
HOLT, Trustee, AND THE TOWN OF
GREENEVILLE, TENNESSEE

VS.

DELINQUENT PROPERTY TAXPAYERS
OF GREENE COUNTY, AND THE TOWN OF
GREENEVILLE, TENNESSEE FOR
THE TAX YEARS 2017 and 2018,

ENTERED MAR 26 2024
TAX - Minute Book 10 Page _____
Bland J. Jester
Clerk & Master

Civil Action No/Docket Nos. 2019-CV-120 & 2019-CV-122
Civil Action No/Docket Nos. 2020-CV-93 & 2020-CV-95

LODGED
DATE 3/22/24
TIME 12:05 PM
Bland Jester MB
Clerk and Master

CONFIRMATION OF SALE

This matter came on to be heard on the ____ day of _____, 2024, at which time the Honorable Douglas T. Jenkins, Chancellor, upon review of the pleadings and proof and especially the Report of Delinquent Property Tax Sale filed on March 14, 2024, by the Clerk and Master, recorded at Book 721A, pages 111-129, and pertaining to the sale of certain real property for the tax years 2017 and 2018, which sale occurred on March 12, 2024, which said Reports are adopted and incorporated herein by reference.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED that the Master's Report of Sale is hereby approved, and the sale conducted on March 12, 2024, is hereby approved and confirmed in all respects, pertaining to the tracts described in said Reports, and the right, title and interest of the defendant taxpayers in and to said land or tracts of land shall be divested out of them and vested in the purchasers as an indefeasible inheritance in fee simple, forever, upon the passage of the time for redemption;

IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that each purchaser shall be entitled to immediate possession of the parcels sold;

IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that the period for redemption for each property shall be one (1) year from the date of confirmation of sale for the 2017 and 2018 taxes;

IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that when said purchase money is paid to the Clerk and Master, and all costs shall have been paid, and the period for redemption shall have run, the Clerk and Master, upon a purchaser's request, shall make, acknowledge for registration, and deliver to such purchaser a deed conveying the tract of land to him, provided that the said purchaser pays the legal fees for the preparation of any instruments of conveyance.

IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that when said purchase money shall be paid to the Clerk and Master and all delinquent 2017 and 2018 property taxes and taxes for 2019, 2020 and 2021, the Clerk and Master shall pay all taxes, related costs, clerk's fees, attorney's fees, interest and penalties outstanding as of March 12, 2024, against each respective property for all tax years through the tax year 2021;

IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that, upon request, a writ of possession shall issue in favor of any buyer for the parcels upon issuance by

the Court and directed to the Sheriff of Greene County, Tennessee to place the purchaser in possession;


IT IS FURTHER HEREBY ORDERED, ADJUDGED AND DECREED that each Defendant is given one (1) year from the date of the Confirmation of Sale to redeem or repurchase the land sold for unpaid taxes.

ENTER this the 26th day of March, 2024.



DOUGLAS T. JENKINS, CHANCELLOR

APPROVED FOR ENTRY:



William S. Nunnally (BJR #008193)
Delinquent Tax Attorney for Greene
County, Tennessee and the Town of
Greeneville, Tennessee for the Tax Year 2017 & 2018
100 South Main Street
Greeneville, TN 37743
(423) 639-5183

CERTIFICATE OF SERVICE

I, William S. Nunnally, Attorney for Plaintiffs, do hereby certify that a true and exact copy of the attached Confirmation of Sale was served by me upon those listed below by mailing a copy of same to each of their respective last known addresses as specified and by leaving a copy of the same with the Clerk and Master on this the 22 day of March, 2024:

William S. Nunnally, Esq.
Delinquent Property Tax Attorney for Greene
County & Town of Greeneville
Laughlin, Nunnally, Hood & Crum, P.C.
100 South Main Street
Greeneville, TN 37743

Roger A. Woosley, Esq.
Greene County Attorney
204 N. Cutler Street, Ste. 120
Greeneville, TN 37745

Kevin Morrison, Greene County Mayor
204 N. Cutler Street, Ste. 206
Greeneville, TN 37745

Nathan Holt, Greene County Trustee
204 N. Cutler Street, Ste. 216
Greeneville, TN 37745

Ronald W. Woods, Esq.
City Attorney
Milligan & Coleman
230 W. Depot Street
Greeneville, TN 37743

Buyers:

Nathan R. Fuller
124 Mulberry Bend Road
Jonesborough, TN 37659

Derek Davis Gibson
140 Unaka Drive
Mosheim, TN 37818

AssetSix, LLC
c/o Danny Price
1779 Kirby Parkway, Ste. 10325
Memphis, TN 38138

J. W. Church
1340 Raders Sidetrack Road
Greeneville, TN 37743

John J. Zwirina, III
876 Frank Road
West Chester, PA 19380

Marvin Kale Ferguson
190 Browning Road
Telford, TN 37690

Richard Wesley Foshie, Jr.
1001 Shipley Road
Greeneville, TN 37743

Zack W. Adams
P.O. Box 5875
Johnson City, TN 37602

John Anderson Loven
117 Watercress Drive
Greeneville, TN 37745

Holly Noel DiFabio
13206 Hudson Avenue
Hudson, FL 34669

Bluepeak Ventures, LLC
c/o Matthew Robert Cupka
2435 Freshour Hollow Road
Parrottsville, TN 37843

John R. Carter
402 Hermitage Drive
Greeneville, TN 37745

Patricia Sue Thornton
164 Fox Glen Road
Chuckey, TN 37641

Katrina A. Rogers
319 Floral Street
Greeneville, TN 37743

Eric Anthony Hall
1810 Whitehouse Road
Greeneville, TN 37745

Lindsey Cutshaw
218 N. Main Street
Greeneville, TN 37745

Robert Eugene Brownlow, Jr.
105 Longview Drive
Greeneville, TN 37745

Property Owner(s):

Allen Petroleum Co.
C/o Carol Allen
170 Cottontail Lane
Afton, TN 37616

Goldie Adams
c/o Billie Miser
1600 Graysburg Hills Rd.
Chuckey, TN 37641

Bayou Development, LLC
919 Jefferson Street
Greeneville, TN 37745

Velma Benton (Dec.)
16 Persimmon Lane
Greeneville, TN 37745

Beatrice Cutshaw (Dec.)
2909 Sunnysdale Road
Greeneville, TN 37743

Larry Cutshaw (Dec.)
1713 Lafayette Drive
Greeneville, TN 37745

Steve L. Cutshaw
2909 Sunnysdale Road
Greeneville, TN 37743

Dale Cyr
Gene Perryman
3244 Northwest 100th St.
Ocala, FL 34475

Michael C. Gardner
Susan R. Gardner
2820 Doty Chapel Road
Afton, TN 37616

Ada Holland (Dec.)
C/o Stella Coakley (Dec.)
875 Pates Hill Road
Mosheim, TN 37818

Industrial Land Brokers
James Earl Gass (Dec.)
217 Thornwood Drive
Greeneville, TN 37743

Betty Lamb (Dec.)
Willard Tesnear (Dec.)
404 Banks Street
Greeneville, TN 37745

Jennifer Maupin
3017 Hwy. 81 North
Fall Branch, TN 37656

June Linda Puckett
Beth Ann Davis
6214 Algard Street
Philadelphia, PA 19135

Norman Shelton
Susie Shelton, c/o David Gregory
1350 Main Street
Mosheim, TN 37818

Southeastern Ind. Equip. Bro.
c/o Earl Gass
217 Thornwood Drive
Greeneville, TN 37743

James Leon Staples
18601 Pennington Drive
Detroit, MI 48221

Ronald Turner
Lorene Turner
2115 Marvin Road
Mosheim, TN 37818

NEW OWNER(S):

Allen Benton
Heir of Velma Jean Benton
16 Persimmon Lane
Greeneville, TN 37743

Brandy Cutshaw
Heir of Beatrice Cutshaw
10314 Asheville, Hwy.
Greeneville, TN 37743

Richard Timothy Cutshaw
Heir of Beatrice Cutshaw
4909 Greystone Lane
Maiden, NC 28650

Mandy Cutshaw Withers
Heir of Beatrice Cutshaw
489 Galaxy Drive
Garner, NC 27529

Melinda Margaret Cutshaw
Heir of Beatrice Cutshaw
3055 Mach Ballard Rd.
Maiden, NC 28650

Jesse James Cutshaw
Heir of Beatrice Cutshaw
636 Amity Church Rd.
Iron Station, NC 28080

Shari Cutshaw Brendle
Heir of Beatrice Cutshaw
7919 Red Lantern Rd.
Indian Trail, NC 28079

Kellie Cutshaw Vanek
Heir of Beatrice Cutshaw
1401 Brittany Wood Drive
Willow Springs, NC 27592

Zachary Wyatt Collin Cutshaw
Heir of Beatrice Cutshaw
2917 Compton Court, N.W.
Concord, NC 28017

Robert Morris Cutshaw
Heir of Beatrice Cutshaw
501 McLean Street
Lowell, NC 28098

Melissa Cutshaw Nichols
Heir of Beatrice Cutshaw
5204 Green Road
Stanley, NC 28164

Unknown Heirs of Larry James Cutshaw
1713 Lafayette Street
Greeneville, TN 37743

Margaret Eaton (Dec.)
& the Unknown Heirs of Margaret Eaton
1713 Lafayette Street
Greeneville, TN 37743

Johnny Mathes
Heir of Larry James Cutshaw
1713 Lafayette Street
Greeneville, TN 37743

Ryan Holt
Heir of Larry James Cutshaw
1713 Lafayette Street
Greeneville, TN 37743

Teresa Langlois
Heir of Larry James Cutshaw
1713 Lafayette Street
Greeneville, TN 37743

Rhonda Collins
Heir of Larry James Cutshaw
1713 Lafayette Street
Greeneville, TN 37743

Connie Budjinski
Heir of Larry Cutshaw
1713 Lafayette Street
Greeneville, TN 37743

Anna Mitchell
Heir of Larry Cutshaw
1713 Lafayette Street
Greeneville, TN 37743

Alan Pursley
Heir of Larry Cutshaw
4410 Pates Hill Road
Mosheim, TN 37818

Chris Pursley
Heir of Larry Cutshaw
1713 Lafayette Street
Greeneville, TN 37743

Shirley Carroll (Dec.) &
Unknown Heirs of Shirley Carroll
620 Pates Hill Road
Mosheim, TN 37818

Linda Gay Johnson (Dec.) &
Unknown Heirs of Linda Gay Johnson
620 Pates Hill Road
Mosheim, TN 37818

Tracy Gass
217 Thornwood Drive
Greeneville, TN 37743

Kathy (Gass) Lefsky
217 Thornwood Drive
Greeneville, TN 37743

Unknown Heirs of Betty Lamb
404 Banks Street
Greeneville, TN 37743

Deborah Ann Smith
Heir of Betty Lamb
404 Banks Street
Greeneville, TN 37745

Brittany Sue Lamb
Heir of Betty Lamb
404 Banks Street
Greeneville, TN 37745

Kathy Felton
3540 Middle Creek Road
Afton, TN 37616

Vickie Felton
404 Banks Street
Greeneville, TN 37745

Unknown Heirs of Willard Tesnear
404 Banks Street
Greeneville, TN 37743

Jerry Dean Tesnear
Heir of Willard Tesnear
404 Banks Street
Greeneville, TN 37745

Willard Tesnear, Jr.
3550 Middle Creek Road
Afton, TN 37616

Gary Tesnear
107 Patton May Road
Telford, TN 37690

Unknown Heirs of Norman & Susie Shelton
560 Main Street
Mosheim, TN 37818

Betty Gregory (Dec.)
1350 Main Street
Mosheim, TN 37818

Unknown Heirs of Betty Gregory
1350 Main Street
Mosheim, TN 37818

Louise Sparks
560 Main Street
Mosheim, TN 37818

Lawrence Shelton (Dec.)
560 Main Street
Mosheim, TN 37818

Unknown Heirs of Lawrence Shelton
560 Main Street
Mosheim, TN 37818

Mrs. Lee Charlton, c/o Jerry Charlton
593 Highway 93
Fall Branch, TN 37656

Michael N. Crum (Dec.)
Linda Gail Crum
1000 N. Heritage Road
Chuckey, TN 37641

Billie Jo Hensley
6220 Mt. Carmel Road
Bulls Gap, TN 37711

James E. Hope
85 Clay Way
Greeneville, TN 37745

W. J. Kelley, c/o Hubert Gunter
2065 Kelley Gap Road
Greeneville, TN 37743

James C. Luttrell
304 Highland Ave.
Greeneville, TN 37743

Jeanetta Dean
1858 Old Baileyton Rd.
Greeneville, TN 37745

Jennifer Maupin
3017 Hwy. 81 North
Fall Branch, TN 37656

Roger Dale Phillips (Dec.)
Connie Dawson
P.O. Box 292
Fall Branch, TN 37656

Roger Dale Phillips (Dec.)
Connie Dawson
1340 Ryan Road
Fall Branch, TN 37656

Thomas E. Ragan & Anna Belle Ragan (Dec.)
c/o Donald Lowery
3215 Brown Springs Road
Greeneville, TN 37743

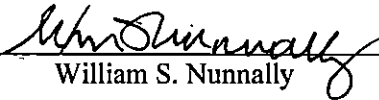
Unknown Heirs of Goldie Adams (Dec.)
145 Country Lane
Chuckey, TN 37641

Unknown Heirs of Velma Benton (Dec.)
16 Persimmon Lane
Greeneville, TN 37745

Unknown Heirs of Ada Holland (Dec.)
620 Pates Hill Rd.
Mosheim, TN 37818

Warren L. Snead, Jr.
17 Maxwell Road
Richmond, VA 23226

Warren Snead
c/o Luanne Kilday Malone
1830 Jim Fox Road
Greeneville, TN 37743



William S. Nunnally

L:\Gen Lit\ 2017 & 2018 County Delinquent tax\ suit\ Order of Confirmation