

CHANCERY SALE OF LAND FOR DELINQUENT TAXES

In obedience to decrees of the Chancery Court of Wilson County, Tennessee, at Lebanon, made in the cases of Wilson County, Tennessee, and the City of Watertown, Tennessee, and the City of Lebanon, Tennessee, and The City of Mt. Juliet, Tennessee vs. DELINQUENT TAXPAYERS, I will on Saturday, October 31, 2026, at 10:00 a.m. prevailing time, in Circuit Courtroom #2 at the Wilson County Judicial Center at 134 South College Street in Lebanon, Tennessee, sell to the highest and best bidders, the following tracts of land described in said decrees as follows:

1. ASSESSED OWNERS: Lavar K. Bass and Wanda Vantrese Curdip Morthel Perry
TAX MAP & PARCEL NUMBER: MAP: 127 PARCEL: 34.00
DEED REFERENCE, ROWCT: Deed Book 1780 Page 2257
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 127, Parcel 34.00, and further described as approximately 3.5 acres lying in the 16th Civil District of Wilson County, Tennessee and being known as located along Linwood Road, Watertown, Wilson County, Tennessee and being bounded as follows: North by Beard or successors, East by Beard or successors, South by Vantrese or successors and West by Linwood Road. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 1780, at page 2257, in the Register's Office of Wilson County, Tennessee. See also the Last Will and Testament of Lewis L. Bass of record in Will Book 16, Page 393 in the Office of the Clerk of the Probate Court of Wilson County, Tennessee. See also those deeds of record at Book 808, Page 2434 and Deed Book 376, Page 486, both in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$3,827.39

2. ASSESSED OWNERS: Mary Ada Binkley
TAX MAP & PARCEL NUMBER: MAP: 59 M GROUP: E PARCEL: 10.00
DEED REFERENCE, ROWCT: Deed Book 1327 Page 1342
COMMON DESCRIPTION: The subject property was conveyed to Mary Ada Binkley by deed dated February 28, 2008 of record at Book 1327, Page 1342 in the Register's Office of Wilson County, Tennessee. According to an affidavit obtained by Affiant, Mary Ada Binkley died November 21, 2001, leaving surviving her children: Aubrie Binkley, Rachel Binkley Gann, Frances Eleanor Binkley Bronson, William Binkley, Jr. and Jeri Binkley. No addresses were found for William Binkley, Jr. or Jeri Binkley who are believed to be deceased. The property is described on the tax records as a vacant lot.
TOTAL OF JUDGMENT: \$4,727.20

3. ASSESSED OWNERS: Tony Davis Heirs
TAX MAP & PARCEL NUMBER: MAP: 23 PARCEL: 54.00
DEED REFERENCE, ROWCT: Deed Book 451 Page 60
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 23, Parcel 54.00, and further described as lying in the 5th Civil District of Wilson County, Tennessee and being known as 510 Thomas Road, Lebanon, Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Deed Book 451, at page 60, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$2,223.65

4. ASSESSED OWNERS: James A. England Heirs
TAX MAP & PARCEL NUMBER: MAP: 67 PARCEL: 44.00
DEED REFERENCE, ROWCT: Deed Book 1095 Page 1006
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 67, Parcel 44.00, and further described as lying in the 10th Civil District of Wilson County, Tennessee and being known as 113 Draper Lane, Lebanon, Wilson County, Tennessee and measuring 120 feet by 120 feet and located on the North side of Trousdale Ferry Dirt Road. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 1095, at page 1006, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$1,686.64

5. ASSESSED OWNERS: Ideal Solutions, Inc.
TAX MAP & PARCEL NUMBER: MAP: 46 H GROUP: B PARCEL: 8.00
DEED REFERENCE, ROWCT: Deed Book 1824 Page 1807
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 46 H, Group B, Parcel 8.00, and further described as lying in the 3rd Civil District of Wilson County, Tennessee and being known as 624 Five Oaks Blvd., Lebanon, Wilson County, Tennessee. This property is also known as Lot 312 of Five Oaks Subdivision, Phase 4, Section 2 as shown on a plat of record in Plat Book 25, at page 687 in the Register's Office of Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 1824, at page 1807, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$5,592.35

6. ASSESSED OWNERS: Ideal Solutions, Inc.
TAX MAP & PARCEL NUMBER: MAP: 46 H GROUP: B PARCEL: 9.00
DEED REFERENCE, ROWCT: Deed Book 1822 Page 519
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 46 H, Group B, Parcel 9.00, and further described as lying in the 3rd Civil District of Wilson County, Tennessee and being known as 622 Five Oaks Blvd., Lebanon, Wilson County, Tennessee. This property is also known as Lot 313 of Five Oaks Subdivision, Phase 4, Section 2 as shown on a plat of record in Plat Book 25, at page 687 in the Register's Office of Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 1822, at page 519, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$5,592.35

7. ASSESSED OWNERS: Deborah Ann Jackson, Trustee of Revocable Trust Agreement of Deborah Ann Jackson Dated June 21, 2021
TAX MAP & PARCEL NUMBER: MAP: B 10(I) GROUP: C PARCEL: 42.00
DEED REFERENCE, ROWCT: Deed Book 2138 Page 1611
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map B 10(I), Group C, Parcel 42.00, and further described as lying in the 4th Civil District of Wilson County, Tennessee and being known as 412 Zephyr Cove, Lebanon, Wilson County, Tennessee. This property is also known as Lot 36 of The Summit At Harbor Pointe Subdivision as shown on a plat of record in Plat Book 27, at page 227 in the Register's Office of Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 2138, at page 1611, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$1,318.36

8. ASSESSED OWNERS: Deborah Jean Adams and Jason Majors
TAX MAP & PARCEL NUMBER: MAP: 67 G (67J) GROUP: C PARCEL: 10.01
DEED REFERENCE, ROWCT: Deed Book 2202 Page 1024
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 67 G (67J), Group C, Parcel 10.01, and further described as lying in the 10th Civil District of Wilson County, Tennessee and being known as 100 Joseph Street, Lebanon, Wilson County, Tennessee and being bounded as follows: North by Hutton or successors, East by Joseph Street, South by Adams or successors and West by Cowar or successors. The last instruments conveying the said property are of record in Book 2196, Page 1774 and Book 910, at page 1919, in the Register's Office of Wilson County, Tennessee. See also that Affidavit of Heirship of record in Book 2202, Page 1024 in said Register's Office.
TOTAL OF JUDGMENT: \$3,437.69

9. ASSESSED OWNERS: Rajana Minervini and Husband, Robert Minervini, Jr. and Cassandra Allen
TAX MAP & PARCEL NUMBER: MAP: 105 PARCEL: 63.00
DEED REFERENCE, ROWCT: Deed Book 2190 Page 1023
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 105, Parcel 63.00, and further described as lying in the 19th Civil District of Wilson County, Tennessee and being known as 1363 Young Road, Lebanon, Wilson County, Tennessee. This property is also known as Lot 3 of the Jack E. Ferguson Subdivision as shown on a plat of record in Plat Book 20, at page 271 in the Register's Office of Wilson County, Tennessee and containing 7.62 acres, more or less. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 2190, at page 1023, in the Register's Office of Wilson County, Tennessee. See also that document of record at Book 1188, Page 14 in said office.
TOTAL OF JUDGMENT: \$6,100.97

10. ASSESSED OWNERS: Maylid Xiomara Gil Nava
TAX MAP & PARCEL NUMBER: MAP: 23 O GROUP: B PARCEL: 026.00
DEED REFERENCE, ROWCT: Deed Book 1836 Page 2288
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 23 O, Group B, Parcel 26.00, and further described as lying in the 5th Civil District of Wilson County, Tennessee and being known as a lot without a E-911 address bordering Freedom Drive, Lebanon, Wilson County, Tennessee and being bounded as follows: North by Freedom Drive, East by N.E. Liberty Lane, South by Roland L. Craig, Sr. et ux and West by John A. Bentley. This property is also known as Lot 11 of Independence Estate Subdivision as shown on a plat of record in Plat Book 14, at page 125 in the Register's Office of Wilson County, Tennessee. The last instrument conveying

the said property containing a full and complete legal description of the said property is of record in Book 1836, at page 2288, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$2,539.19

11. ASSESSED OWNERS: Anthony G. Chalk, Trustee, Othel Trust Estate
TAX MAP & PARCEL NUMBER: MAP: 128 A GROUP: B PARCEL: 21.00
DEED REFERENCE, ROWCT: Deed Book 1646 Page 2086
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 128 A, Group B, Parcel 21.00, and further described as lying in the 16th Civil District of Wilson County, Tennessee and being known as 220 Cedar Street, Watertown, Wilson County, Tennessee and being known as Lot 18 of Allison Addition as shown on a plat of record in Plat Book 2, at page 6 in the Register's Office of Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 1646, at page 2086, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$6,336.52

12. ASSESSED OWNERS: Jessica D. Reece
TAX MAP & PARCEL NUMBER: MAP: 81 G GROUP: A PARCEL: 4.00
DEED REFERENCE, ROWCT: Deed Book 450 Page 221
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 81 G, Group A, Parcel 4.00, and further described as lying in the 10th Civil District of Wilson County, Tennessee and being known as 902 Castle Heights Avenue, Lebanon, Wilson County, Tennessee. This property is also known as Lot 46 of Section 2 of Southern Heights Subdivision as shown on a plat of record in Plat Book 4, at page 11 in the Register's Office of Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Deed Book 450, at page 221, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$6,892.21

13. ASSESSED OWNERS: Amanda Nicole Reece Smith
TAX MAP & PARCEL NUMBER: MAP: 69 E GROUP: C PARCEL: 21.00
DEED REFERENCE, ROWCT: Will Book 5, Page 237 in the Probate Records of the Clerk & Master of Wilson County, Tennessee.
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 69 E, Group C, Parcel 21.00, and further described as lying in the 10th Civil District of Wilson County, Tennessee and being known as 411 Winwood Drive, Lebanon, Wilson County, Tennessee. This property is also known as Lot 3 of Greenfields Subdivision as shown on a plat of record in Plat Book 5, at page 8 in the Register's Office of Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 168, at page 30, in the Register's Office of Wilson County, Tennessee. See also the Last Will and Testament of John Franklin Robinson of record in Will Book 5, Page 237 in the Probate Records of the Clerk & Master of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$9,490.22

14. ASSESSED OWNERS: Ina Sullins
TAX MAP & PARCEL NUMBER: MAP: 128 H GROUP: A PARCEL: 10.00
DEED REFERENCE, ROWCT: Deed Book 2095 Page 514
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 128 H, Group A, Parcel 10.00, and further described as lying in the 16th Civil District of Wilson County, Tennessee and being known as 103 North Statesville Avenue, Watertown, Wilson County, Tennessee and being bounded as follows: North by Rodger Mitchell Properties, LLC or successors, East by Sells, Middle Tennessee Investments, LLC and First Presbyterian Church or their successors, South by Harris and Sardo or their successors and West by North Statesville Avenue. The last instrument conveying the said property is of record in Book 2095, at page 514, in the Register's Office of Wilson County, Tennessee. See also that Affidavit of Heirship of record in Book 2095, Page 515 in said Office.
TOTAL OF JUDGMENT: \$8,108.80

15. ASSESSED OWNERS: Deborah Abrams Taylor
TAX MAP & PARCEL NUMBER: MAP: 51 N GROUP: C PARCEL: 7.01
DEED REFERENCE, ROWCT: Deed Book 480 Page 38
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 51 N, Group C, Parcel 7.01, and further described as lying in the 1st Civil District of Wilson County, Tennessee and being known as 4655 Woodside Drive, Old Hickory, Wilson County, Tennessee. This property is also known as Lot 63 of Woodside Subdivision, Section 2, as shown on a plat of record in Plat Book 16, at page 284 in the Register's Office of Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 480, at page 38, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$6,798.75

16. ASSESSED OWNERS: Jeffrey Paul Weber
TAX MAP & PARCEL NUMBER: MAP: 129 PARCEL: 63.00
DEED REFERENCE, ROWCT: Deed Book 1570 Page 992
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 129, Parcel 63.00, and further described as lying in the 16th Civil District of Wilson County, Tennessee and being known as 11900 Sparta Pike, Watertown, Wilson County, Tennessee and being bounded as follows: North by Sparta Pike, East by Stewart or successors, South by Sandlin or successors and West by Sandlin or successors. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 1570, at page 992, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$3,327.75

17. ASSESSED OWNERS: Jay Wilfong
TAX MAP & PARCEL NUMBER: MAP: 27 PARCEL: 50.91
DEED REFERENCE, ROWCT: Book 1691 Page 1373
COMMON DESCRIPTION: That parcel of real property shown on the Official Tax Records of Wilson County, Tennessee as being Map 27, Parcel 50.91, and further described as lying in the 4th Civil District of Wilson County, Tennessee and being known as 1000 Burt Property as shown on a plat of record in Plat Book 21, at page 899 in the Register's Office of Wilson County, Tennessee. The last instrument conveying the said property containing a full and complete legal description of the said property is of record in Book 1691, at page 1373, in the Register's Office of Wilson County, Tennessee.
TOTAL OF JUDGMENT: \$6,539.40

References to ROWCT are to the Register's Office of Wilson County, Tennessee. References to tax maps are to the Official Tax Maps of Wilson County, Tennessee.

The minimum bid which can be accepted is the total of the judgment as to each parcel.

Said sale shall be for cash in hand and shall be subject to the right of redemption. The sale on the sale date shall be absolute and final. The Clerk and Master is not authorized to receive raises after the completion of the auction of each parcel. If full payment or redemption is proposed after the sale, the payor or redeemer shall pay interest from and after the sale date of October 31, 2026.

The statute governing the length of the redemption period has recently been amended. Purchasers are responsible for determining the present requirements of the redemption law.

In the event the final bid exceeds the minimum bid, the Clerk will pay from such excess, the property taxes for the years 2025 and 2026 or such portion as funds allow. Absent such an excess or a sufficient amount to pay the entire amount owing, the purchaser shall be responsible for the 2025 taxes and 2026 taxes or such remainder of same as is unpaid. The purchaser shall be responsible for 2027 taxes.

The Clerk is authorized to add to the minimum bid any additional expenses subsequently incurred in notifying potential claimants or lienholders or for other valid purposes. Possession of the properties shall be granted to the purchaser upon entry of an order confirming the sale.

Each Order directing the sale of a parcel provides as follows: The owners of any personal property, including titled and untitled, located on the subject parcel, shall remove all such personal property within thirty days after the entry and finality of an Order confirming the sale to the purchaser of the subject property. In the event of a failure of such owner to remove the said personal property, the owner shall be deemed to have abandoned the said personal property to such purchaser who may proceed to remove the same from the premises.

This is a BUYER BEWARE SALE. Prospective purchasers are responsible for having made their own inquiry into the state of the title and condition of each parcel. Prospective purchasers are also responsible for understanding all applicable statutory provisions. The conveyance document will convey no warranties of any kind.

Announcements made sale date shall prevail over all prior statements and printed material.

Millie Sloan
Clerk and Master Of
Wilson County, Tennessee

APPROVED:
Robert Rochelle
Delinquent Tax Attorney

PAID