

**MINUTES  
DELINQUENT TAX  
CHRISSI MILLER, CHAIRMAN  
AUGUST 31, 2023**

Present:

Chrissi Miller, Chairman  
Tim Jones, Vice-Chairman  
Don Schmit

Also Present:  
Eric Sitler, Law Director  
Steve Weiner, Staff Attorney

Absent:

John Isbell, County Mayor  
Terry Wright

The scheduled meeting of the Delinquent Tax Committee was brought to order by Law Director Eric Sitler with an invocation by Comm. Jones on August 31, 2023, at 5:51 p.m.

Approval of the Agenda.

Comm. Miller moved, seconded by Comm. Schmit, to approve the agenda. The motion carried unanimously.

Recognition of the Public. None

New Business

a. Election of Chairman and Vice-Chairman.

Comm. Jones nominated Comm. Miller to serve as committee chairman. Hearing no other nominations, the committee voted by acclamation to elect Comm. Miller as chairman.

Chairman Miller nominated Comm. Jones to serve as vice-chairman. Hearing no other nominations, the committee voted by acclamation to elect Comm. Jones as vice-chairman.

Chairman Miller took over as Chairman and lead the rest of the meeting.

b. Vote on Sale of Jason Court Property, Map and Parcel Number 135B-A-008.00.

Comm. Jones moved, seconded by Comm. Schmit, to discuss. The motion carried unanimously.

After discussion, Comm. Schmit moved, seconded to Comm. Jones, to approve and forward to full Commission. The motion carried unanimously.

12. Adjournment. Chairman Miller declared the meeting adjourned at 6:02 p.m. upon motion by Comm. Schmit, seconded Comm. Jones.

Prepared by Jennifer Mitchell

# 30 DAY OFFER TO PURCHASE

OFFER TO PURCHASE PRICE: \$5000.00 US DOLLARS


TODAY'S DATE: JULY 21, 2023

TO: SUMNER COUNTY DELINQUENT TAX COMMITTEE  
355 NORTH BELVEDERE DRIVE  
ROOM 303  
GALLATIN, TENNESSEE 37066


I WOULD LIKE TO PURCHASE MAP AND PARCEL 135B-A-008.00  
FOR LEGAL DESCRIPTION SEE DEED BOOK AND PAGE DB 504 PG 665  
DISTRICT 3  
ADDRESS: JASON COURT  
TAX SALE NO: 105  
DATE OF DEED: DECEMBER 16, 2013

THANK YOU FOR YOUR CONSIDERATION TO GET THIS PROPERTY BACK  
ON YOUR TAX ROLL AGAIN.

FRANK R MESSINGER SR.

  
10115-MONTHAVEN PARK PLACE  
HENDERSONVILLE, TN. 37075  
[FRMESSINGER@GMAIL.COM](mailto:FRMESSINGER@GMAIL.COM)  
615-596-6546

ENCLOSURE: CLERK AND MASTER'S TAX SALE DEED

*Offer still good as of 8/31/23*  


**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I OWN, USE AND DESIGNED PERSON  
 OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS EXHIBITED  
 IN BOOK 12, PAGE 26, COURT RECORDS & OFFICE  
 OF THE CLERK OF THE COUNTY OF SUMNER, TENNESSEE, AND THAT  
 MY COULD FREE CONSENT, ESTABLISH THE WINDROW BUILDING  
 RESTRICTION LINES, AND THAT OFFERS OR FAVORABLE DECISIONS  
 FOR THE SPECIFIC WORKS, UTILITIES, AND OTHER NECESSITIES  
 RECORDED HEREIN, SHALL BE IN ACCORDANCE WITH THE  
 RECORDS, RESOLUTIONS, ORDINANCES, AND LAWS OF THE STATE OF TENNESSEE.

6-13-88 *Circle R Const. Co.*  
 6-13-88 *Ralph Webster & Devel. Co.*  
 RALPH WEBSTER & CIRCLE R CONST. CO.  
 DEED BOOK 504, PAGE 685



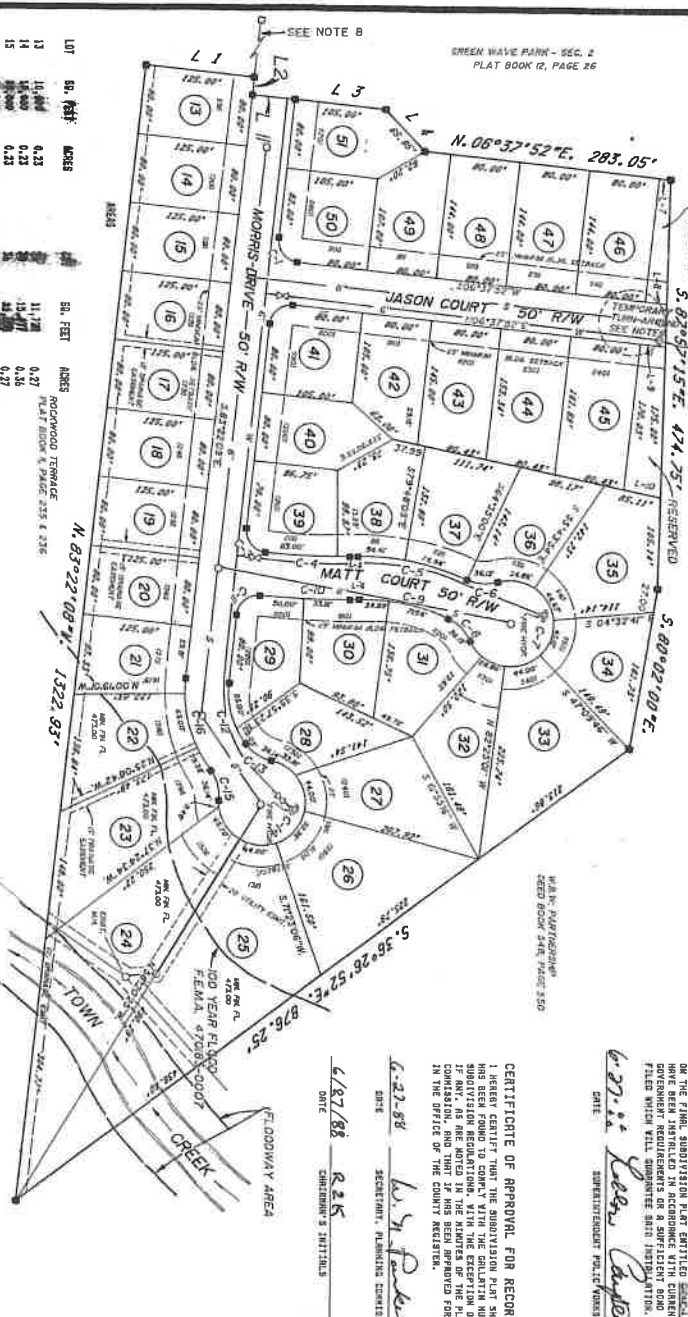
**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THE PLAN, MAP, AND DESCRIBED PERSON  
 IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY  
 THE CLERK OF THE COUNTY OF SUMNER, TENNESSEE, AND THAT  
 THE SPECIFICATIONS AND MEASUREMENTS SHOWN HEREIN,  
 ARE IN ACCORDANCE WITH THE RECORDS, RESOLUTIONS,  
 ORDINANCES, AND LAWS OF THE STATE OF TENNESSEE.

**CERTIFICATE OF THE APPROVAL OR BONDING OF BONDS**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN  
 AND ACCORDING TO THE SPECIFICATIONS OF THE CLERK OF  
 THE COUNTY OF SUMNER, TENNESSEE, AND THAT THE  
 BOND HAS BEEN POSTED IN ACCORDANCE WITH THE  
 RECORDS, RESOLUTIONS, ORDINANCES, AND LAWS OF THE STATE  
 OF TENNESSEE.

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
 I HEREBY CERTIFY THAT THE WATER SYSTEMS SHOWN ON THIS  
 PLAT HAVE BEEN APPROVED BY THE CLERK OF THE COUNTY OF  
 SUMNER, TENNESSEE, AND THAT THE BOND HAS BEEN POSTED  
 IN ACCORDANCE WITH THE RECORDS, RESOLUTIONS,  
 ORDINANCES, AND LAWS OF THE STATE OF TENNESSEE.

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
 I HEREBY CERTIFY THAT THE SEWER SYSTEMS SHOWN ON THIS  
 PLAT HAVE BEEN APPROVED BY THE CLERK OF THE COUNTY OF  
 SUMNER, TENNESSEE, AND THAT THE BOND HAS BEEN POSTED  
 IN ACCORDANCE WITH THE RECORDS, RESOLUTIONS,  
 ORDINANCES, AND LAWS OF THE STATE OF TENNESSEE.

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN  
 HAS BEEN FOUND TO COMPLY WITH THE CLERK OF THE COUNTY OF  
 SUMNER, TENNESSEE, AND THAT THE BOND HAS BEEN POSTED  
 IN ACCORDANCE WITH THE RECORDS, RESOLUTIONS,  
 ORDINANCES, AND LAWS OF THE STATE OF TENNESSEE.



LOT	ACRES	ACRES	CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	BEARING
1	0.23	0.23	C-1	90°00'00"	25.00'	39.27'	35.35'	S81°37'53"W
2	0.23	0.23	C-1	90°00'00"	25.00'	39.27'	35.35'	N88°22'08"W
3	0.23	0.23	C-1	90°00'00"	25.00'	39.27'	35.35'	N81°37'51"E
4	0.23	0.23	C-3	90°00'00"	25.00'	39.27'	35.35'	N02°53'26"E
5	0.23	0.23	C-4	07°28'52"	739.78'	96.59'	96.52'	N12°17'00"E
6	0.23	0.23	C-5	28°16'00"	50.00'	36.13'	35.35'	N04°42'45"E
7	0.23	0.23	C-6	41°24'29"	50.00'	36.13'	35.35'	S84°35'00"E
8	0.23	0.23	C-7	87°11'02"	50.00'	36.13'	35.35'	S46°07'14"W
9	0.23	0.23	C-8	41°24'29"	50.00'	36.13'	35.35'	S12°17'00"W
10	0.23	0.23	C-9	07°28'52"	739.78'	106.43'	105.04'	S02°53'26"W
11	0.23	0.23	C-10	28°16'00"	50.00'	36.13'	35.35'	S38°22'08"W
12	0.23	0.23	C-11	90°00'00"	25.00'	39.27'	35.35'	S38°22'08"W
13	0.23	0.23	C-12	90°00'00"	25.00'	39.27'	35.35'	N80°52'29"E
14	0.23	0.23	C-13	31°30'48"	100.00'	55.00'	52.95'	N44°11'37"E
15	0.23	0.23	C-14	63°56'39"	50.00'	36.14'	35.35'	S36°22'08"E
16	0.23	0.23	C-15	97°10'51"	50.00'	36.14'	35.35'	S74°20'09"W
17	0.23	0.23	C-16	41°24'35"	150.00'	112.57'	109.95'	S75°07'52"W

TOTAL AREA = 14.42 ACRES

**LINE TABLE**

LINE	BEARING	LENGTH
L-1	N06°37'52"E	129.00'
L-2	S83°22'08"E	19.81'
L-3	N08°37'52"E	103.00'
L-4	S01°53'00"E	63.33'
L-5	N00°51'00"W	100.00'
L-6	N08°37'52"E	13.05'
L-7	S06°37'52"W	24.43'
L-8	S06°37'52"W	28.47'
L-9	N06°37'52"E	28.47'
L-10	S12°33'00"W	42.86'
L-11	N08°37'52"E	30.00'

**NOTES:**  
 1. AREA INVOLVED IN TERRAPARTY TRIM AROUND ON JASON CT. SHALL BE REVERTED TO THE ORIGINAL OWNER OF THE PROPERTY.  
 2. ANY DWELLING UNIT BUILT ON LOT 29 MUST FRONT ON MORRIS DRIVE.  
 3. MAXIMUM BUILDING SETBACK FOR LOTS 24 & 32 SHALL BE 50'.  
 4. ANY LOT CORNER NOT MARKED BY A CONCRETE MONUMENT SHALL BE AS FOLLOWS:  
 5. THIS PROPERTY IS ZONED R-10.  
 6. HOUSE NUMBERS SHOWN THIS 1991.  
 7. ANY STRUCTURES CONSTRUCTED WITHIN THE 100 YEAR FLOOD AREA MUST CONFORM TO THE FEMA CONSTRUCTION STANDARDS.  
 8. THE TO PLATTED R/W MONUMENT AT INTERSECTION OF LOCK FOUR ROAD AND MORRIS DRIVE IS N77°52'W 440.78'

**FINAL SUBDIVISION PLAT FOR:**  
**SECTION THREE**  
**GREEN WAVE PARK**  
 3rd CIVIL DISTRICT, SUMNER COUNTY, TN.  
 RALPH WEBSTER & CIRCLE R CONST. CO.  
 OWNERS & DEVELOPERS

DATE: JUNE 13, 1988  
 SCALE: 1" = 100'

JOHNSON AND DILEMAY LAND SURVEYING  
 333-1/4 NASHVILLE PARK  
 GALLATIN, TENNESSEE 37066  
 PH: 615-451-5053 OR 451-5050

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