

**IN THE CHANCERY COURT FOR HENRY COUNTY, TENNESSEE  
TWENTY-FOURTH JUDICIAL DISTRICT**

**HENRY COUNTY, TENNESSEE,**

ON ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF:

**THE CITY OF COTTAGE GROVE,  
THE CITY OF HENRY,  
THE CITY OF PARIS,  
THE CITY OF PURYEAR, AND  
THE PARIS SPECIAL SCHOOL DISTRICT,**  
PLAINTIFF,

CONSOLIDATED DOCKET NO. \_\_\_\_\_

VS.

**DELINQUENT TAXPAYERS** AS SHOWN ON THE \_\_\_\_\_  
TAX RECORDS OF THE CITY OF COTTAGE GROVE, THE CITY OF  
HENRY, THE CITY OF PARIS, THE CITY OF PURYEAR, AND THE PARIS  
SPECIAL SCHOOL DISTRICT (SEE EXHIBIT A OF THE COMPLAINT),

DEFENDANTS.

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**MOTION TO REDEEM REAL ESTATE SOLD AT DELINQUENT TAX SALE**

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Moving Party's Name: \_\_\_\_\_

Real Estate: Map \_\_\_\_\_ Group \_\_\_\_\_ Control Map \_\_\_\_\_ Parcel \_\_\_\_\_ S/I \_\_\_\_\_

Name of Delinquent Taxpayer of Record: \_\_\_\_\_

Tax Sale Date: **February 8, 2023** Date of Entry of Order Confirming Sale: \_\_\_\_\_

Total amount of money paid into the Court prior to filing this Motion: \$ \_\_\_\_\_

Comes now the above-named Movant and moves this Court to allow redemption of the above-identified Real Estate. In support of this Motion, Movant states as follows:

1. I am entitled by law to redeem this Real Estate because (initial whichever applies):
  - a. \_\_\_\_\_ I am the Delinquent Taxpayer of Record.
  - b. \_\_\_\_\_ I am an heir at law or devisee of the Delinquent Taxpayer of Record.
  - c. \_\_\_\_\_ I hold a mortgage, deed of trust, or lien secured by the Real Estate.
  - d. \_\_\_\_\_ I have another interest in the Real Estate which entitles me to redeem (explain in detail): \_\_\_\_\_

2. I paid the amount of money stated above into the Court toward delinquent taxes, pre-tax sale interest, penalties, court costs, attorney's fees, and post-tax sale interest associated with this Real Estate as required by law.

WHEREFORE, I request that an order be entered granting redemption of the Real Estate.

Motion submitted on this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_, by:

Moving Party’s Signature:\_\_\_\_\_

Moving Party’s Mailing Address:\_\_\_\_\_

Moving Party’s Telephone Number:\_\_\_\_\_

**VERIFICATION**

State of \_\_\_\_\_

County of \_\_\_\_\_

Personally appeared before me, a Notary Public in and for the above-named County and State, the Moving Party named above, whose identity is sworn or affirmed under penalty of perjury that the information contained in the foregoing Motion is true and correct based on information and belief.

On this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

**IMPORTANT NOTICE TO MOVANT**

**THE FILING OF THIS MOTION DOES NOT COMPLETE THE REDEMPTION PROCEDURE. YOU MAY BE REQUIRED TO PAY ADDITIONAL SUMS TO COMPLETE THIS REDEMPTION. STATUTORY DEADLINES APPLY. IF YOU FAIL TO PAY ANY ADDITIONAL REQUIRED SUMS BY THE DEADLINE, THE REDEMPTION WILL FAIL. IT IS EXTREMELY IMPORTANT THAT YOU CHECK YOUR MAIL AND KEEP UP TO DATE REGARDING THE STATUS OF THIS REDEMPTION PROCEEDING. IF YOUR MAILING ADDRESS CHANGES BEFORE THIS REDEMPTION IS CONCLUDED, YOU MUST NOTIFY THIS COURT AND THE DELINQUENT TAX ATTORNEY IN WRITING. SEE TENN. CODE ANN. § 67-5-2701 FOR MORE INFORMATION REGARDING THE REDEMPTION PROCEDURE, AND CONSULT YOUR OWN ATTORNEY IF YOU HAVE ANY QUESTIONS OR NEED ASSISTANCE WITH THIS REDEMPTION; THIS COURT AND THE DELINQUENT TAX ATTORNEY ARE UNABLE TO PROVIDE LEGAL ADVICE OR GUIDANCE.**

## **IMPORTANT NOTICES**

1. Prior to the filing of the motion to redeem, the movant shall pay to the clerk of the court an amount equal to the total amount of delinquent taxes, penalty, interest, court costs, and interest on the entire purchase price paid by the purchaser of the parcel. The interest shall be at the rate of twelve percent (12%) per annum, which shall begin to accrue on the date the purchaser pays the purchase price to the clerk and continuing until the motion to redeem is filed. If the entire amount owing is not timely paid to the clerk or if the motion to redeem is not timely filed, the redemption shall fail. Tenn. Code Ann. § 67-5-2701(b)(1). **Contact the Clerk & Master's Office (731-642-4234) to request this amount prior to filing a redemption motion.**

2. **IF THE MOVANT (PERSON/ENTITY SEEKING TO REDEEM THE PROPERTY) IS A LEGAL ENTITY:** The Tennessee Court of Appeals has held that entities (for example, corporations, limited liability companies, trusts, etc.) may not represent themselves in redemption proceedings and may only participate in a redemption period through a licensed attorney. *See State of Tennessee vs. Delinquent Taxpayers of Benton County*, No. W2021-01050-COA-R3-CV (Tenn. Ct. App. Dec. 7, 2022). **If the movant is an entity, the owner(s) and/or manager(s) of the entity should consult a licensed attorney for assistance with redemption proceedings.**

3. **IF THE MOVANT IS A NATURAL PERSON:** This form is provided for convenience only; it does not constitute and is not a substitute for legal advice from an attorney. The Clerk & Master and the Delinquent Tax Attorney cannot assist with completing this form or give any legal advice. **Questions or requests for assistance with redemption proceedings should be directed to a licensed attorney.**

4. A Motion to Redeem must be filed with the Clerk & Master by the statutory deadline, which is one year beginning on the date of the entry of the order confirming the sale. The movant is responsible for calculating/determining the exact deadline date.

5. A person who files a Motion to Redeem may be required to serve (mail) copies of it via USPS mail to certain other interested persons/parties. See Tenn. Code Ann. § 67-5-2701(b)(2).

6. Approximately 45 days after a Motion to Redeem is filed (unless the Tax Sale Purchaser has consented to the redemption and waived a hearing), the redemption motion will be set for hearing and all interested persons will be notified of the hearing date via USPS mail. Movant (and/or Movant's attorney) is encouraged to appear at the hearing.