Honorable Benjamin K. Dean
Chancellor Part I

Honorable Kimberly S. Lund
Chancellor Part II

Jon T. Graves, Esq.
Clerk and Master

Robertson County Chancery Court

Nineteenth Judicial District

Robertson County Courthouse
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INFORMATION REGARDING REDEMPTION OF DELINQUENT PROPERTY TAXES

This information is provided and intended to assist taxpayers and other interested parties in the process of redeeming property sold at a delinquent tax sale. In accordance with Tennessee Code Annotated §23-3-103, it is unlawful for anyone to engage in the unauthorized practice of law without a license. The Court, including its Clerk and Master and Deputy Clerks, cannot provide anyone with legal advice regarding any rights and/or interest that may be affected by any case pending in Chancery Court. If you have legal questions, you will need to either consult with an attorney or research the law.

In accordance with Tennessee Code Annotated §67-5-2701, *upon entry of an order confirming sale of a parcel, a right to redeem shall vest in all interested persons*. A taxpayer's right to redeem is one (1) year from the entry of the order. In addition to the language and conditions set within Tennessee Code Annotated §67-5-2701(b)(1), to redeem, a person must file a motion with the court, pay the fees, and comply with other requirements set forth within the redemption statute. However, below is a brief outline on the steps needed for a person entitled to redeem for property sold at a delinquent tax sale.

To lawfully redeem, an interested party must:

1. Have "Standing" to Redeem the property: Any person who owns or has an equitable or security interest in the property may motion the court to request a redemption.

2. File Your Motion to Redeem: *Tennessee Code Annotated §67-5-2701* governs the redemption rights in Tennessee. In addition, with your motion, you will need to include proof

that you hold one of the above interests as outlined in Number 1. *Included with this form, please see the provided Motion to Redeem.*

3. Payment of Fees. Prior to filing the motion, the person/entity seeking redemption must pay the Clerk the total amount owed in delinquent taxes including penalty, interest, court costs, and additional interest at the rate of twelve (12%) percent per annum computed from the date of the sale on the entire purchase price paid at the tax sale.

4. Procedure After Motion is Filed: The Clerk and Master will send notice of the redemption motion to the purchaser and all persons entitled to redeem the parcel. The purchaser and/or an interested party has thirty (30) days from the date of notification to file a response. The purchaser and/or any interested party may request additional amounts be paid in order to redeem the property. These amounts could include additional property taxes paid, insurance costs, maintenance, and other expenses incurred to preserve the value of the property. If a response is filed, you will receive notification, and you may file and objection. The Court cannot give you legal advice on your rights to object to a response filed by an interested party.

5. Completing the Redemption Process: If no response is filed by the tax sale purchaser and/or any interested party to the Motion to Redeem, the Court will enter an Order of Redemption which will approve the redemption and order payment to the purchaser of the purchase amount, interest, and any additional costs approved by the Court. A certified copy of the Order of Redemption will be filed with the Register of Deeds by the delinquent tax attorney. The cost to record may be incurred by the redeemer if ordered by the Court.

Sincerely,

Jon T. Graves, Clerk and Master