

Commission Minutes for

July 15, 2024

- Zoom call with Attorney Angela Humphreys, Co-Chair, Healthcare Private Equity- Bass, Berry & Sims PLC.
- Settlement Agreement with Jailers of the Henry County Sheriff's Department- Resolution 1-7-24.
- Delinquent Tax Properties Sale at a Reduced Price- Resolutions: 2-7-24; 3-7-24; 4-7-24; and 5-7-24.
- Recessed until July 29, 2024 at 5:00 p.m.

STATE OF TENNESSEE
COUNTY OF HENRY...

Be it remembered that the County Commission met in a regular session at the Henry County 911 Office, in Henry County, Tennessee on July 15, 2024 at 5:00 p.m. Present and presiding Charles Elizondo, Vice Chairman, Donna Craig, County Clerk and the County Commissioners:

ITEM NO. 1 The meeting was called to order by Sheriff Josh Frey.

ITEM NO. 2 The invocation was led by Commissioner Humphreys.

ITEM NO. 3 The pledge to the flag was led by Commissioner Starks.

ITEM NO. 4 Roll Call

The following Commissioners were present: Patrick Burns, Dell Carter, Charles Elizondo, Rita Gean, Missy Hamilton, David Hayes, Kenneth Humphreys, Melissa McElroy, Paul Neal, Monte Starks, Jay Travis, Marty Visser and David Webb.
Absent: Ralph Wiles.

ITEM NO. 5 Zoom call with Attorney Angela Humphreys, Co-Chair, Healthcare Private Equity- Bass, Berry & Sims PLC.

ROLL CALL
COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK
PARIS, TENNESSEE

A motion was made by Commissioner Humphreys to approve the Consent Agenda, which consists of: Minutes of the meetings of June 11, 2024; June 24, 2024 and June 28, 2024, Trustee's month end reports, various quarterly reports, various year-end reports and the following Notary Public designations: Hailee Summers, Trisha Cannon, Jennifer L. Lucas, Max Wardlaw, Ronald D. Eaker and Marsha Williamson. The motion was seconded by Commissioner Starks.

ITEM NO. 6

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK								
CARTER, DELL								
ELIZONDO, CHARLES								
GEAN, RITA								
HAMILTON, MISSY								
HAYES, DAVID								
HUMPHREYS, KENNETH			X					
McELROY, MELISSA								
NEAL, PAUL								
STARKS, MONTE				X				
TRAVIS, JAY								
VISSER, MARTY								
WEBB, DAVID								
WILES, RALPH	X							
TOTAL								

VOICE VOTE CARRIED

DATE : 7-15-24

ROLL CALL
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK
 PARIS, TENNESSEE

Commissioner Burns made a motion to approve Resolution 1-7-24, to approve settlement agreement with Jailers of the Henry County Sheriff's Department. Commissioner Humphreys seconded the motion.

ITEM NO. 7

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK			X		X			
CARTER, DELL					X			
ELIZONDO, CHARLES					X			
GEAN, RITA					X			
HAMILTON, MISSY					X			
HAYES, DAVID					X			
HUMPHREYS, KENNETH				X	X			
McELROY, MELISSA					X			
NEAL, PAUL					X			
STARKS, MONTE					X			
TRAVIS, JAY					X			
VISSER, MARTY					X			
WEBB, DAVID					X			
WILES, RALPH	X							
TOTAL	1				13			

MOTION CARRIED

DATE : 7-15-24

RESOLUTION NO. 1-7-24

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE
BOARD OF COMMISSIONERS TO APPROVE
SETTLEMENT AGREEMENT WITH JAILERS OF THE
HENRY COUNTY SHERIFF'S DEPARTMENT**

WHEREAS, on or about March 18, 2024 the Henry County Sheriff terminated certain Henry County Sheriff Office employees (being James Carroll and Steven Harris) who attempted to appeal their termination to the Henry County Civil Service Board; and,

WHEREAS, a legal controversy has arisen with respect to whether such employees are entitled to appeal to the Henry County Civil Service Board; and,

WHEREAS, a legal settlement has been tentatively reached (subject to County Commission approval) between Henry County and such employees to resolve this controversy in the form attached as *Exhibit A*.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this 15th day of July, 2024 a majority or more of the membership concurring that the Henry County Sheriff is authorized and directed on behalf of Henry County to enter into the Settlement Agreement in the form attached as Exhibit A with each of the two aforesaid employees; and

BE IT FURTHER RESOLVED that Henry County Finance Director is authorized and directed to make the payments required by said Settlement Agreement (being \$5,000.00 per employee) to each of the two affected employees after the Sheriff and both of said employees have entered into the Settlement Agreement; and

BE IT FINALLY RESOLVED that a copy of this resolution be spread upon the minutes of this meeting.

PASSED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE CHAIRMAN
HENRY COUNTY COMMISSION



DONNA CRAIG
COUNTY CLERK

APPROVED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE MAYOR

EXHIBIT A
Settlement Agreement

WHEREAS, _____ (“Employee”) was terminated from his position with the Henry County Sheriff’s Department (“HCSO”) on or about March 18, 2024; and

WHEREAS, Employee appealed his termination (the “Appeal”) to the Henry County Civil Service Board (“CSB”); and

WHEREAS, Employee and HCSO have reached an agreement whereby Employee will dismiss and waive his Appeal and release any claims he may have against the Henry County Sheriff (“Sheriff”), HCSO, CSB (including its members), the Government of Henry County, Tennessee (County Government), and any official, officer, agent, board member, committee member, or employee of the County Government (collectively, the “Released Parties”) arising out of or in any way pertaining to the Employee’s employment with HCSO;

NOW, THEREFORE, in consideration of \$5,000.00 cash to be paid by any one of the Released Parties to Employee on or before August 30, 2024, Employee agrees as follows:

1. No party admits fault or liability of any kind. Henry County does not concede that the *Rules and Regulations Governing the Operation of the Civil Service Board for the Henry County Sheriff’s Department* or the Sheriff’s Civil Service Law of 1974 apply to the Employee.

2. Employee releases the Released Parties from any claim Employee may have against any/all Released Parties arising out of or pertaining in any way to any action, inaction, omission, or other matter occurring from the beginning of time through the date of this agreement, whether such claims are known or unknown, accrued or unaccrued, matured or unmatured. This is intended to be a global release of any claims Employee may have against the Released Parties, and this release applies to claims which could be brought against the Released Parties both in their official or individual capacities.

3. Employee agrees to keep this instrument (and the settlement detailed herein) confidential and not to disclose it to any third parties (except for Employee’s attorney and accountant). Employee agrees to keep confidential and not to disclose any matters pertaining to his employment which occurred within the two weeks prior to his termination or which pertain in any way to the Appeal or this settlement. Without limiting the generality of the foregoing, Employee shall not discuss these matters with third parties or publish social media content referencing these matters. Employee also agrees to promptly delete any social media content previously published by Employee which reference these matters. These nondisclosure provisions do not apply to the extent Employee is required by law to disclose such information—provided, however, that if Employee is subpoenaed or otherwise is required by law to disclose such information, Employee shall notify the Sheriff as soon as possible after receiving notice that the disclosure will or is likely to be legally required.

4. Employee shall not disparage the Released Parties, and employee agrees to promptly delete any social media content previously published by Employee which reference the Released Parties (whether or not such content is disparaging).

In witness whereof, the parties have set their hands this the _____ day of July, 2024.

Henry County Sheriff

Employee

ROLL CALL
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK
 PARIS, TENNESSEE

A motion was made by Commissioner Neal to approve the following Resolutions: Resolution 2-7-24; Resolution 3-7-24; Resolution 4-7-24 and Resolution 5-7-24, to authorize the sale of delinquent tax properties at a reduced price. The motion was seconded by Commissioner Carter.

ITEM NO. 8

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL				X	X			
ELIZONDO, CHARLES					X			
GEAN, RITA					X			
HAMILTON, MISSY					X			
HAYES, DAVID					X			
HUMPHREYS, KENNETH					X			
McELROY, MELISSA					X			
NEAL, PAUL			X		X			
STARKS, MONTE					X			
TRAVIS, JAY					X			
VISSER, MARTY					X			
WEBB, DAVID					X			
WILES, RALPH	X							
TOTAL	1				13			

MOTION CARRIED

DATE : 7-15-24

RESOLUTION NO. 2-7-24

A RESOLUTION OF THE HENRY COUNTY, TENNESSEE, BOARD OF COMMISSIONERS TO AUTHORIZE THE SALE OF DELINQUENT TAX PROPERTIES AT A REDUCED PRICE

WHEREAS, Henry County acquires ownership of parcels which were the subject of the annual delinquent tax collection suits when no other bidder bids on a parcel at the Delinquent Tax Sale; and

WHEREAS, Tennessee law allows the Delinquent Tax Committee and County Mayor to place a fair resale price on each parcel of land purchased by the County at a delinquent tax sale, and said committee may authorize the sale of any tract of land upon such terms as will secure the highest and best sale price; and

WHEREAS, Tennessee law requires that no parcel of land purchased by the County at a delinquent tax sale shall be resold for an amount less than the total amount of the taxes, penalty, cost and interest accrued against such parcel, unless the legislative body determines that it is impossible to sell the parcel of land for such amount and grants permission to offer the land for sale at some amount to be fixed by such legislative body; and

WHEREAS, it appears that the delinquent tax parcel described below is impossible to sell for an amount equal to the total amount of the taxes, penalty, cost and interest accrued against such parcel;

Gibson Street, Group B, Control Map 095I, Parcel 014.00. Offer by Geoffrey S. Carter for \$500.00 plus closing costs.

WHEREAS, it is in the interest of the citizens of Henry County that said delinquent tax parcel be resold, if possible, not only for purposes of generating revenue through the sale, but also for purposes of eliminating Henry County's liability and maintenance costs associated with said parcel and also so that the parcel is put back to taxable use; and

WHEREAS, the individual named above has made an offer for quitclaim deed to said delinquent tax parcel;

WHEREAS, after investigation of said delinquent tax parcel, the Delinquent Tax Committee recommends that the County Mayor be authorized to accept the minimum offer as listed above, subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law; and

WHEREAS, the Delinquent Tax Committee and County Mayor have approved the terms and conditions of sale recommended by the Henry County Attorney pertaining to the offer for a quitclaim deed to the delinquent tax parcel described above;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this the 15th day of July, 2024, a majority or more of the membership concurring that the delinquent tax parcel cannot be sold for the accumulated total of taxes, interest, penalties and costs against it; therefore, pursuant to TENN. CODE ANN. §67-5-2507, the County Mayor is authorized to accept an offer for a quitclaim deed to said parcel in consideration of a minimum offer subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law.

BE IT FINALLY RESOLVED that a true copy of this Resolution be spread upon the Commission record of this date.

PASSED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE CHAIRMAN
HENRY COUNTY COMMISSION



DONNA CRAIG
COUNTY CLERK

APPROVED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE MAYOR

Offer for Quitclaim of Delinquent Tax Real Estate

The undersigned ("Offeror"), hereby offers the sum of \$ 500 * on the following terms and conditions in consideration for a Quitclaim Deed from the Government of Henry County, Tennessee ("Offeree"), which quitclaims to Offeror or designee (see "Name as it is to appear on Quitclaim Deed" below) whatever interest Offeree has in certain Real Estate in Henry County, Tennessee, assessed for taxation by the County assessor of property at:

Map 095I, Group B, Control Map 095I, Parcel 014.00, S/I 000 ("Real Estate")

Name as it is to appear on Quitclaim Deed: Geoffrey S. Carter

(Offeror represents and warrants that Offeror has legal authority as agent of any persons or entities identified as "Name as it is to appear on Quitclaim Deed" to legally bind such persons or entities to the terms and conditions of this offer.)

* In addition to the offer amount, at the closing of this transaction the successful purchaser will be required to pay closing costs of \$375.00, newspaper publication fee (~\$175.00), recording costs, and transfer tax.

Offer/Acceptance

1. This offer is irrevocable for a period of 90 days. During this period, this offer may be presented to the County Mayor, Delinquent Tax Committee, and/or County Commission for consideration.
2. If this offer is conditionally accepted, notice of this offer will be published in the local newspaper. There will be a period of at least 10 days after the publication during which any person may make a competing offer (at a price at least 10% higher than the sum of this offer) for a quitclaim of the Real Estate. In the event a higher price is offered, Offeror (and anyone else) will have the opportunity to appear at a time and place designated by Offeree and then and there to bid on the Real Estate (the "Final Auction"). At the conclusion of the Final Auction, the Real Estate shall be quitclaimed to the party making the highest and best offer; provided, however, that if higher bidders for any reason fails to tender the purchase price, Offeror will purchase the real estate for Offeror's highest offer or bid.

Deposit / Final Payment

3. Upon making this offer, Offeror tendered a "Deposit" of \$500.00 to Offeree. This Deposit will be fully refunded to Offeror if Offeree declines this offer or if the real estate is ultimately quitclaimed to a higher bidder. This Deposit will be forfeited to the Offeree if this offer is accepted or Offeror is the high bidder fails to timely tender the Final Payment. The Deposit will also be forfeited if the Offeror defaults on the terms of this offer.
4. The "Final Payment" is the amount equal to the offer or bid price minus the Deposit. The Final Payment is due to be made in cash or by certified funds by Offeror upon the earlier of (a) 4:00 PM on business day after Offeror receive notice that this offer has been accepted and no higher bidders have come forward or (b) on the date of the Final Auction, if Offeror is the highest bidder. **TIME IS OF THE ESSENCE.**
5. Along with and in addition to the Final Payment, if this offer is accepted or Offeror is the high bidder, Offeror will also pay (a) closing costs of \$375.00, (b) newspaper publication fee (approximately \$175.00), and (c) recording costs and transfer tax associated with recording the Quitclaim Deed contemplated herein.

Disclaimer of Representations and Warranties

6. Neither the Offeree nor any other person or entity has made any representations or warranties, expressed or implied, relative to the title, condition, use, fitness for particular purpose, or any other matters involving the Real Estate. **THE CONVEYANCE WILL BE MADE BY QUITCLAIM DEED, AS IS, WHERE IS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER.** Offeror has not relied on any statements made by any official or agent of Offeree. Offeror had the opportunity to review this offer and to request an opinion of title from Offeror's own attorney prior to making this offer.

Exceptions in Quitclaim Deed

7. The Quitclaim Deed will except any public or private roadways, public or private easements, utility easements, government (for example, US, TDOT, TVA, City, or County) easements, or similar liens, easements, or rights that may encumber the Real Estate.

Other Terms and Conditions

The following terms and conditions also apply to Offeror and any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" (all of such persons shall be hereunder collectively referred to as "Grantee") if this offer is accepted or Offeror is the high bidder. These terms are binding on each Grantee, and each Grantee's heirs, successors, and assigns forever. These terms shall run with the land and may be recited within the Quitclaim Deed.

- 8. If the underlying Delinquent Tax Sale of the subject Real Estate is determined, by Court Order or in the sole and absolute discretion of Henry County, to be void or voidable by a Court, then the underlying delinquent tax sale shall be set aside as to the Real Estate. Upon demand by the Henry County Attorney, Grantee will execute any documents necessary to set aside the delinquent tax sale as to the Real Estate. If the underlying delinquent tax sale of this real estate is set aside, Henry County shall refund to Grantee the entire amount paid by Grantee to Henry County for the Quitclaim Deed contemplated in this offer; no interest or other sums besides that amount shall be refunded or paid to Grantee by any party in the event a sale is set aside.
- 9. The maximum Grantee may recover from Henry County (or any other person or entity) by reason of any damages incurred due to or related in any way to this transaction is the sum equal to the amount Grantee paid to Henry County for the Quitclaim Deed contemplated in this offer.
- 10. Grantee shall indemnify and hold harmless Henry County for all damages (including by payment of reasonable attorney's fees and expenses) incurred by breach or non-compliance with any terms and conditions herein.
- 11. The sole jurisdiction and venue for any dispute arising out of or relating to this transaction is the Chancery Court of Henry County, Tennessee.
- 12. These terms of sale are binding on each Grantee, and each Grantee's heirs and assigns forever. All of these terms survive execution and delivery of the Quitclaim Deed contemplated herein.

Offer made on this the 28 day of June, 2024, by:

Offeror

Sign Name [Signature]

Print Name Geoffrey S. Carter

Print Address 914 Belvo.- Hills Dr
East Ridge, TN 37412

Print Phone 404-917-4092

STATE OF TENNESSEE
COUNTY OF HENRY

Personally appeared before me, a notary public in and for the above-stated county and state, the above-named Offeror, on behalf of himself and as an agent of any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" and executed this offer with the intent to legally bind all of them.

On this the 28 day of June, 2024.

[Affix Seal]

[Signature]
Notary Public

My commission expires: 7/12/2026



Henry (040)
Tax Year 2024 | Reappraisal 2020

Jan 1 Owner
HENRY CO TN
PARIS TN 38242

Current Owner
PARIS TN 38242

GIBSON ST
Crd Map: 0951 Group: B Parcel: 014.00 Pl: St: 000

Value Information

Land Market Value: \$2,000
Improvement Value: \$0
Total Market Appraisal: \$2,000
Assessment Percentage: 0%
Assessment: \$0

Subdivision Data

Subdivision:
WEST HIGHLAND ADD
Plat Book: 14 Plat Page: 0670 Block: Lot: NOTE

Additional Information

ATS 16 17 18 19 20

General Information

Ass: 01 - County City: PARIS
County #: 566 Special Service District 2: 000
Special Service District 1: 567 Neighborhood: P07
District: 01 Number of Mobile Homes: 0
Number of Buildings: 0 Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL

total owed as of 7/1/24:
\$4264.53

Outbuildings & Yard Items

Building #	Type	Description	Units
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File Information

Original Sale Information list on subsequent pages

Land Information

Recorded Acres: 0 Calculated Acres: 0 Total Land Units: 1

Land Code	Soil Class	Units
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1 - RES		1.00
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ale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
'28/2016	\$0	446	788		CO - COURT ORDER	
'12/2000	\$0	21	88			
'8/1982	\$0	071	0140			

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TN

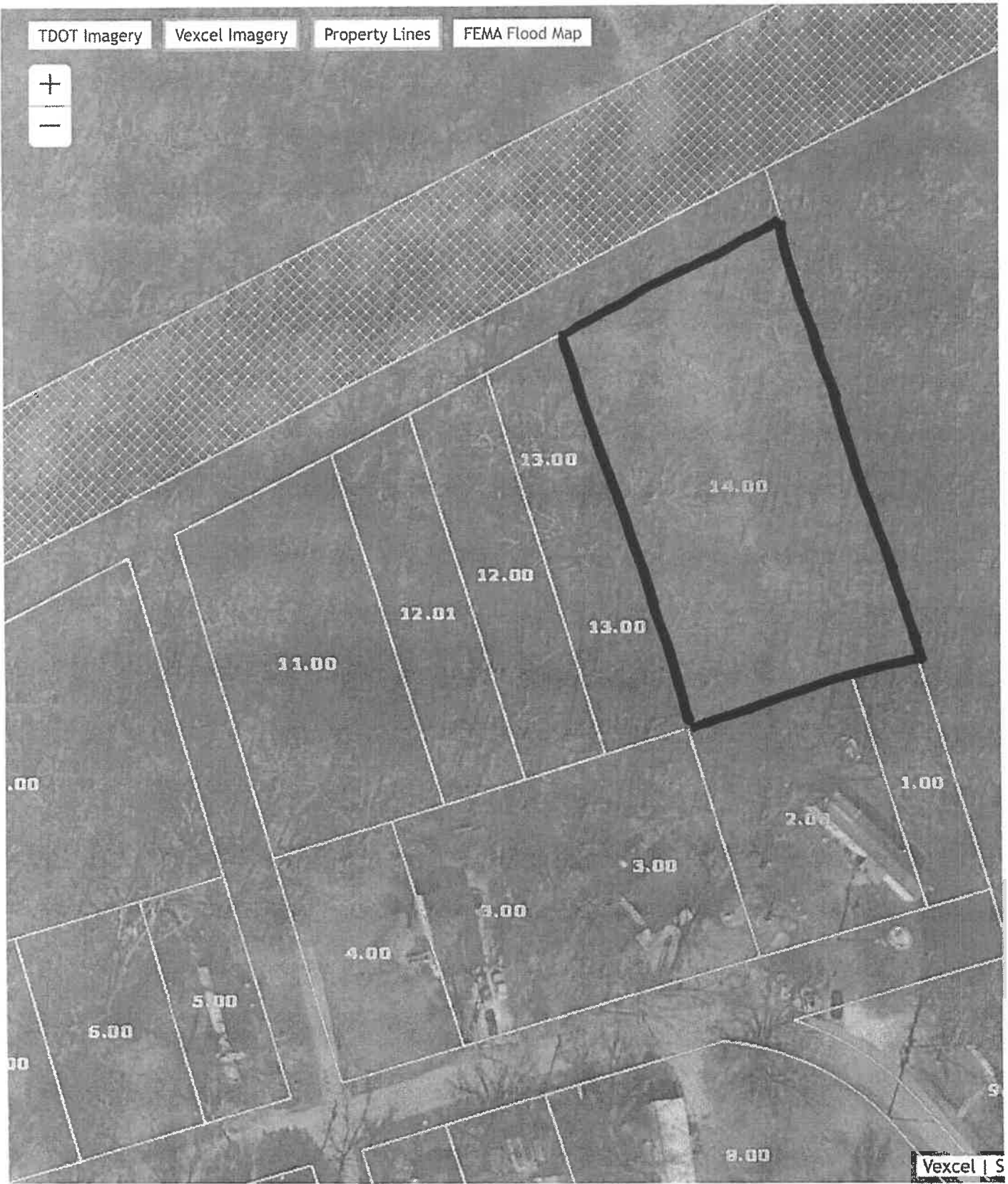
2

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map



RESOLUTION NO. 3-7-24

A RESOLUTION OF THE HENRY COUNTY, TENNESSEE, BOARD OF COMMISSIONERS TO AUTHORIZE THE SALE OF DELINQUENT TAX PROPERTIES AT A REDUCED PRICE

WHEREAS, Henry County acquires ownership of parcels which were the subject of the annual delinquent tax collection suits when no other bidder bids on a parcel at the Delinquent Tax Sale; and

WHEREAS, Tennessee law allows the Delinquent Tax Committee and County Mayor to place a fair resale price on each parcel of land purchased by the County at a delinquent tax sale, and said committee may authorize the sale of any tract of land upon such terms as will secure the highest and best sale price; and

WHEREAS, Tennessee law requires that no parcel of land purchased by the County at a delinquent tax sale shall be resold for an amount less than the total amount of the taxes, penalty, cost and interest accrued against such parcel, unless the legislative body determines that it is impossible to sell the parcel of land for such amount and grants permission to offer the land for sale at some amount to be fixed by such legislative body; and

WHEREAS, it appears that the delinquent tax parcel described below is impossible to sell for an amount equal to the total amount of the taxes, penalty, cost and interest accrued against such parcel;

Main Street, Group B, Control Map 146H, Parcel 007.00. Offer by Geoffrey S. Carter for \$500.00 plus closing costs.

WHEREAS, it is in the interest of the citizens of Henry County that said delinquent tax parcel be resold, if possible, not only for purposes of generating revenue through the sale, but also for purposes of eliminating Henry County's liability and maintenance costs associated with said parcel and also so that the parcel is put back to taxable use; and

WHEREAS, the individual named above has made an offer for quitclaim deed to said delinquent tax parcel;

WHEREAS, after investigation of said delinquent tax parcel, the Delinquent Tax Committee recommends that the County Mayor be authorized to accept the minimum offer as listed above, subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law; and

WHEREAS, the Delinquent Tax Committee and County Mayor have approved the terms and conditions of sale recommended by the Henry County Attorney pertaining to the offer for a quitclaim deed to the delinquent tax parcel described above;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this the 15th day of July, 2024, a majority or more of the membership concurring that the delinquent tax parcel cannot be sold for the accumulated total of taxes, interest, penalties and costs against it; therefore, pursuant to TENN. CODE ANN. §67-5-2507, the County Mayor is authorized to accept an offer for a quitclaim deed to said parcel in consideration of a minimum offer subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law.

BE IT FINALLY RESOLVED that a true copy of this Resolution be spread upon the Commission record of this date.

PASSED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE CHAIRMAN
HENRY COUNTY COMMISSION



DONNA CRAIG
COUNTY CLERK

APPROVED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE MAYOR

Offer for Quitclaim of Delinquent Tax Real Estate

The undersigned ("Offeror"), hereby offers the sum of \$ 500 * on the following terms and conditions in consideration for a Quitclaim Deed from the Government of Henry County, Tennessee ("Offeree"), which quitclaims to Offeror or designee (see "Name as it is to appear on Quitclaim Deed" below) whatever interest Offeree has in certain Real Estate in Henry County, Tennessee, assessed for taxation by the County assessor of property at:

Map 146 H, Group B, Control Map 146 H, Parcel 007.00, S/I 000 ("Real Estate")

Name as it is to appear on Quitclaim Deed: Geoffrey S. Carter

(Offeror represents and warrants that Offeror has legal authority as agent of any persons or entities identified as "Name as it is to appear on Quitclaim Deed" to legally bind such persons or entities to the terms and conditions of this offer.)

* In addition to the offer amount, at the closing of this transaction the successful purchaser will be required to pay closing costs of \$375.00, newspaper publication fee (~\$175.00), recording costs, and transfer tax.

Offer/Acceptance

1. This offer is irrevocable for a period of 90 days. During this period, this offer may be presented to the County Mayor, Delinquent Tax Committee, and/or County Commission for consideration.
2. If this offer is conditionally accepted, notice of this offer will be published in the local newspaper. There will be a period of at least 10 days after the publication during which any person may make a competing offer (at a price at least 10% higher than the sum of this offer) for a quitclaim of the Real Estate. In the event a higher price is offered, Offeror (and anyone else) will have the opportunity to appear at a time and place designated by Offeree and then and there to bid on the Real Estate (the "Final Auction"). At the conclusion of the Final Auction, the Real Estate shall be quitclaimed to the party making the highest and best offer; provided, however, that if higher bidders for any reason fails to tender the purchase price, Offeror will purchase the real estate for Offeror's highest offer or bid.

Deposit / Final Payment

3. Upon making this offer, Offeror tendered a "Deposit" of \$500.00 to Offeree. This Deposit will be fully refunded to Offeror if Offeree declines this offer or if the real estate is ultimately quitclaimed to a higher bidder. This Deposit will be forfeited to the Offeree if this offer is accepted or Offeror is the high bidder fails to timely tender the Final Payment. The Deposit will also be forfeited if the Offeror defaults on the terms of this offer.
4. The "Final Payment" is the amount equal to the offer or bid price minus the Deposit. The Final Payment is due to be made in cash or by certified funds by Offeror upon the earlier of (a) 4:00 PM on business day after Offeror receive notice that this offer has been accepted and no higher bidders have come forward or (b) on the date of the Final Auction, if Offeror is the highest bidder. **TIME IS OF THE ESSENCE.**
5. Along with and in addition to the Final Payment, if this offer is accepted or Offeror is the high bidder, Offeror will also pay (a) closing costs of \$375.00, (b) newspaper publication fee (approximately \$175.00), and (c) recording costs and transfer tax associated with recording the Quitclaim Deed contemplated herein.

Disclaimer of Representations and Warranties

6. Neither the Offeree nor any other person or entity has made any representations or warranties, expressed or implied, relative to the title, condition, use, fitness for particular purpose, or any other matters involving the Real Estate. **THE CONVEYANCE WILL BE MADE BY QUITCLAIM DEED, AS IS, WHERE IS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER.** Offeror has not relied on any statements made by any official or agent of Offeree. Offeror had the opportunity to review this offer and to request an opinion of title from Offeror's own attorney prior to making this offer.

Exceptions in Quitclaim Deed

7. The Quitclaim Deed will except any public or private roadways, public or private easements, utility easements, government (for example, US, TDOT, TVA, City, or County) easements, or similar liens, easements, or rights that may encumber the Real Estate.

Other Terms and Conditions

The following terms and conditions also apply to Offeror and any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" (all of such persons shall be hereunder collectively referred to as "Grantee") if this offer is accepted or Offeror is the high bidder. These terms are binding on each Grantee, and each Grantee's heirs, successors, and assigns forever. These terms shall run with the land and may be recited within the Quitclaim Deed.

- 8. If the underlying Delinquent Tax Sale of the subject Real Estate is determined, by Court Order or in the sole and absolute discretion of Henry County, to be void or voidable by a Court, then the underlying delinquent tax sale shall be set aside as to the Real Estate. Upon demand by the Henry County Attorney, Grantee will execute any documents necessary to set aside the delinquent tax sale as to the Real Estate. If the underlying delinquent tax sale of this real estate is set aside, Henry County shall refund to Grantee the entire amount paid by Grantee to Henry County for the Quitclaim Deed contemplated in this offer; no interest or other sums besides that amount shall be refunded or paid to Grantee by any party in the event a sale is set aside.
- 9. The maximum Grantee may recover from Henry County (or any other person or entity) by reason of any damages incurred due to or related in any way to this transaction is the sum equal to the amount Grantee paid to Henry County for the Quitclaim Deed contemplated in this offer.
- 10. Grantee shall indemnify and hold harmless Henry County for all damages (including by payment of reasonable attorney's fees and expenses) incurred by breach or non-compliance with any terms and conditions herein.
- 11. The sole jurisdiction and venue for any dispute arising out of or relating to this transaction is the Chancery Court of Henry County, Tennessee.
- 12. These terms of sale are binding on each Grantee, and each Grantee's heirs and assigns forever. All of these terms survive execution and delivery of the Quitclaim Deed contemplated herein.

Offer made on this the 28 day of June, 2024, by:

Offeror

Sign Name [Signature]
 Print Name Geoffrey S. Carter
 Print Address 914 Belvoir 4.11, Dr
East Ridge TN 37412
 STATE OF TENNESSEE
 COUNTY OF HENRY

Print Name Geoffrey S. Carter
 Print Phone 404-917-4092

Personally appeared before me, a notary public in and for the above-stated county and state, the above-named Offeror, on behalf of himself and as an agent of any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" and executed this offer with the intent to legally bind all of them.

On this the 28 day of June, 2024.
[Signature]
 Notary Public
 My commission expires: 7/12/2026

[Affix Seal]



Henry (040)
Tax Year 2024 | Reappraisal 2020

Jan 1 Owner
HENRY COUNTY TENNESSEE (GOVERNMENT OF)
ATTN: COUNTY MAYOR
P O BOX 7
PARIS TN 38242

Current Owner
P O BOX 7
PARIS TN 38242

MAIN ST

Ctrl Map: 146H Group: B Parcel: 007.00 Pl: SI: 000

Value Information

Land Market Value: \$1,500
Improvement Value: \$0
Total Market Appraisal: \$1,500
Assessment Percentage: 0%
Assessment: \$0

Subdivision Data

Subdivision:
LOT 0001
Plat Book: Plat Page: Block: Lot: 0001

Additional Information

General Information

Assess: 01 - County City: HENRY
County #: 332 Special Service District 2: 000
Special Service District 1: 000 Neighborhood: H50
District: 04 Number of Mobile Homes: 0
Number of Buildings: 0 Utilities - Electricity: 00 - NONE
Utilities - Water/Sewer: 12 - NONE / NONE Zoning:
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Units
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Legal Information

Legal Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/27/2020	\$0	548	282		CO - COURT ORDER	-
2/27/2020	\$0	564	48		CO - COURT ORDER	-

Land Information

Acres: 0 Calculated Acres: 0 Total Land Units: 1
Land Code: 1 - RES Soil Class: Units: 1.00

total owed as of 7/1/24:

\$2445.58

TN

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TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map

+

-



RESOLUTION NO. 4-7-24

A RESOLUTION OF THE HENRY COUNTY, TENNESSEE, BOARD OF COMMISSIONERS TO AUTHORIZE THE SALE OF DELINQUENT TAX PROPERTIES AT A REDUCED PRICE

WHEREAS, Henry County acquires ownership of parcels which were the subject of the annual delinquent tax collection suits when no other bidder bids on a parcel at the Delinquent Tax Sale; and

WHEREAS, Tennessee law allows the Delinquent Tax Committee and County Mayor to place a fair resale price on each parcel of land purchased by the County at a delinquent tax sale, and said committee may authorize the sale of any tract of land upon such terms as will secure the highest and best sale price; and

WHEREAS, Tennessee law requires that no parcel of land purchased by the County at a delinquent tax sale shall be resold for an amount less than the total amount of the taxes, penalty, cost and interest accrued against such parcel, unless the legislative body determines that it is impossible to sell the parcel of land for such amount and grants permission to offer the land for sale at some amount to be fixed by such legislative body; and

WHEREAS, it appears that the delinquent tax parcel described below is impossible to sell for an amount equal to the total amount of the taxes, penalty, cost and interest accrued against such parcel;

N. Brewer Street, Group E, Control Map 095P, Parcel 054.00. Offer by Geoffrey S. Carter for \$500.00 plus closing costs.

WHEREAS, it is in the interest of the citizens of Henry County that said delinquent tax parcel be resold, if possible, not only for purposes of generating revenue through the sale, but also for purposes of eliminating Henry County's liability and maintenance costs associated with said parcel and also so that the parcel is put back to taxable use; and

WHEREAS, the individual named above has made an offer for quitclaim deed to said delinquent tax parcel;

WHEREAS, after investigation of said delinquent tax parcel, the Delinquent Tax Committee recommends that the County Mayor be authorized to accept the minimum offer as listed above, subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law; and

WHEREAS, the Delinquent Tax Committee and County Mayor have approved the terms and conditions of sale recommended by the Henry County Attorney pertaining to the offer for a quitclaim deed to the delinquent tax parcel described above;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this the 15th day of July, 2024, a majority or more of the membership concurring that the delinquent tax parcel cannot be sold for the accumulated total of taxes, interest, penalties and costs against it; therefore, pursuant to TENN. CODE ANN. §67-5-2507, the County Mayor is authorized to accept an offer for a quitclaim deed to said parcel in consideration of a minimum offer subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law.

BE IT FINALLY RESOLVED that a true copy of this Resolution be spread upon the Commission record of this date.

PASSED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE CHAIRMAN
HENRY COUNTY COMMISSION



DONNA CRAIG
COUNTY CLERK

APPROVED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE MAYOR

Offer for Quitclaim of Delinquent Tax Real Estate

The undersigned ("Offeror"), hereby offers the sum of \$ 500 * on the following terms and conditions in consideration for a Quitclaim Deed from the Government of Henry County, Tennessee ("Offeree"), which quitclaims to Offeror or designee (see "Name as it is to appear on Quitclaim Deed" below) whatever interest Offeree has in certain Real Estate in Henry County, Tennessee, assessed for taxation by the County assessor of property at:

Map 095A, Group E, Control Map 095A, Parcel 054.00, S/I ∞0 ("Real Estate")

Name as it is to appear on Quitclaim Deed: Geoffrey S. Carter

(Offeror represents and warrants that Offeror has legal authority as agent of any persons or entities identified as "Name as it is to appear on Quitclaim Deed" to legally bind such persons or entities to the terms and conditions of this offer.)

* In addition to the offer amount, at the closing of this transaction the successful purchaser will be required to pay closing costs of \$375.00, newspaper publication fee (~\$175.00), recording costs, and transfer tax.

Offer/Acceptance

1. This offer is irrevocable for a period of 90 days. During this period, this offer may be presented to the County Mayor, Delinquent Tax Committee, and/or County Commission for consideration.
2. If this offer is conditionally accepted, notice of this offer will be published in the local newspaper. There will be a period of at least 10 days after the publication during which any person may make a competing offer (at a price at least 10% higher than the sum of this offer) for a quitclaim of the Real Estate. In the event a higher price is offered, Offeror (and anyone else) will have the opportunity to appear at a time and place designated by Offeree and then and there to bid on the Real Estate (the "Final Auction"). At the conclusion of the Final Auction, the Real Estate shall be quitclaimed to the party making the highest and best offer; provided, however, that if higher bidders for any reason fails to tender the purchase price, Offeror will purchase the real estate for Offeror's highest offer or bid.

Deposit / Final Payment

3. Upon making this offer, Offeror tendered a "Deposit" of \$500.00 to Offeree. This Deposit will be fully refunded to Offeror if Offeree declines this offer or if the real estate is ultimately quitclaimed to a higher bidder. This Deposit will be forfeited to the Offeree if this offer is accepted or Offeror is the high bidder fails to timely tender the Final Payment. The Deposit will also be forfeited if the Offeror defaults on the terms of this offer.
4. The "Final Payment" is the amount equal to the offer or bid price minus the Deposit. The Final Payment is due to be made in cash or by certified funds by Offeror upon the earlier of (a) 4:00 PM on business day after Offeror receive notice that this offer has been accepted and no higher bidders have come forward or (b) on the date of the Final Auction, if Offeror is the highest bidder. **TIME IS OF THE ESSENCE.**
5. Along with and in addition to the Final Payment, if this offer is accepted or Offeror is the high bidder, Offeror will also pay (a) closing costs of \$375.00, (b) newspaper publication fee (approximately \$175.00), and (c) recording costs and transfer tax associated with recording the Quitclaim Deed contemplated herein.

Disclaimer of Representations and Warranties

6. Neither the Offeree nor any other person or entity has made any representations or warranties, expressed or implied, relative to the title, condition, use, fitness for particular purpose, or any other matters involving the Real Estate. **THE CONVEYANCE WILL BE MADE BY QUITCLAIM DEED, AS IS, WHERE IS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER.** Offeror has not relied on any statements made by any official or agent of Offeree. Offeror had the opportunity to review this offer and to request an opinion of title from Offeror's own attorney prior to making this offer.

Exceptions in Quitclaim Deed

7. The Quitclaim Deed will except any public or private roadways, public or private easements, utility easements, government (for example, US, TDOT, TVA, City, or County) easements, or similar liens, easements, or rights that may encumber the Real Estate.

Other Terms and Conditions

The following terms and conditions also apply to Offeror and any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" (all of such persons shall be hereunder collectively referred to as "Grantee") if this offer is accepted or Offeror is the high bidder. These terms are binding on each Grantee, and each Grantee's heirs, successors, and assigns forever. These terms shall run with the land and may be recited within the Quitclaim Deed.

- 8. If the underlying Delinquent Tax Sale of the subject Real Estate is determined, by Court Order or in the sole and absolute discretion of Henry County, to be void or voidable by a Court, then the underlying delinquent tax sale shall be set aside as to the Real Estate. Upon demand by the Henry County Attorney, Grantee will execute any documents necessary to set aside the delinquent tax sale as to the Real Estate. If the underlying delinquent tax sale of this real estate is set aside, Henry County shall refund to Grantee the entire amount paid by Grantee to Henry County for the Quitclaim Deed contemplated in this offer; no interest or other sums besides that amount shall be refunded or paid to Grantee by any party in the event a sale is set aside.
- 9. The maximum Grantee may recover from Henry County (or any other person or entity) by reason of any damages incurred due to or related in any way to this transaction is the sum equal to the amount Grantee paid to Henry County for the Quitclaim Deed contemplated in this offer.
- 10. Grantee shall indemnify and hold harmless Henry County for all damages (including by payment of reasonable attorney's fees and expenses) incurred by breach or non-compliance with any terms and conditions herein.
- 11. The sole jurisdiction and venue for any dispute arising out of or relating to this transaction is the Chancery Court of Henry County, Tennessee.
- 12. These terms of sale are binding on each Grantee, and each Grantee's heirs and assigns forever. All of these terms survive execution and delivery of the Quitclaim Deed contemplated herein.

Offer made on this the 28 day of JUNE, 2024, by:

Offeror

Sign Name [Signature]

Print Name Geoffrey S. Carter

Print Address 914 Belvoir Hills Dr
East Ridge TN 37412

Print Phone 404-917-4072

STATE OF TENNESSEE
COUNTY OF HENRY

Personally appeared before me, a notary public in and for the above-stated county and state, the above-named Offeror, on behalf of himself and as an agent of any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" and executed this offer with the intent to legally bind all of them.

On this the 28 day of JUNE, 2024.

[Affix Seal]

[Signature]

Notary Public

My commission expires: 7/12/2026



My Commission Expires
July 12, 2026

Henry (040) Jan 1 Owner Current Owner N BREWER ST
 Tax Year 2024 | Reappraisal 2020 HENRY CO TN
 Ctrl Map: 095P Group: E Parcel: 054.00 Pl: SI: 000

Value Information
 Land Market Value: \$2,500
 Improvement Value: \$0
 Total Market Appraisal: \$2,500
 Assessment Percentage: 0%
 Assessment: \$0

Additional Information

General Information

Assess: 01 - County City: PARIS
 County #: 568 Special Service District 2: 000
 Special Service District 1: 567 Neighborhood: P07
 District: 01 Number of Mobile Homes: 0
 Number of Buildings: 0 Utilities - Electricity: 01 - PUBLIC
 Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC Zoning:
 Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL

total owed as of 7/1/24:
 \$3873.70

Outbuildings & Yard Items

Building #	Type	Description	Units
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Table Information

Following Sale Information list on subsequent pages

Land Information

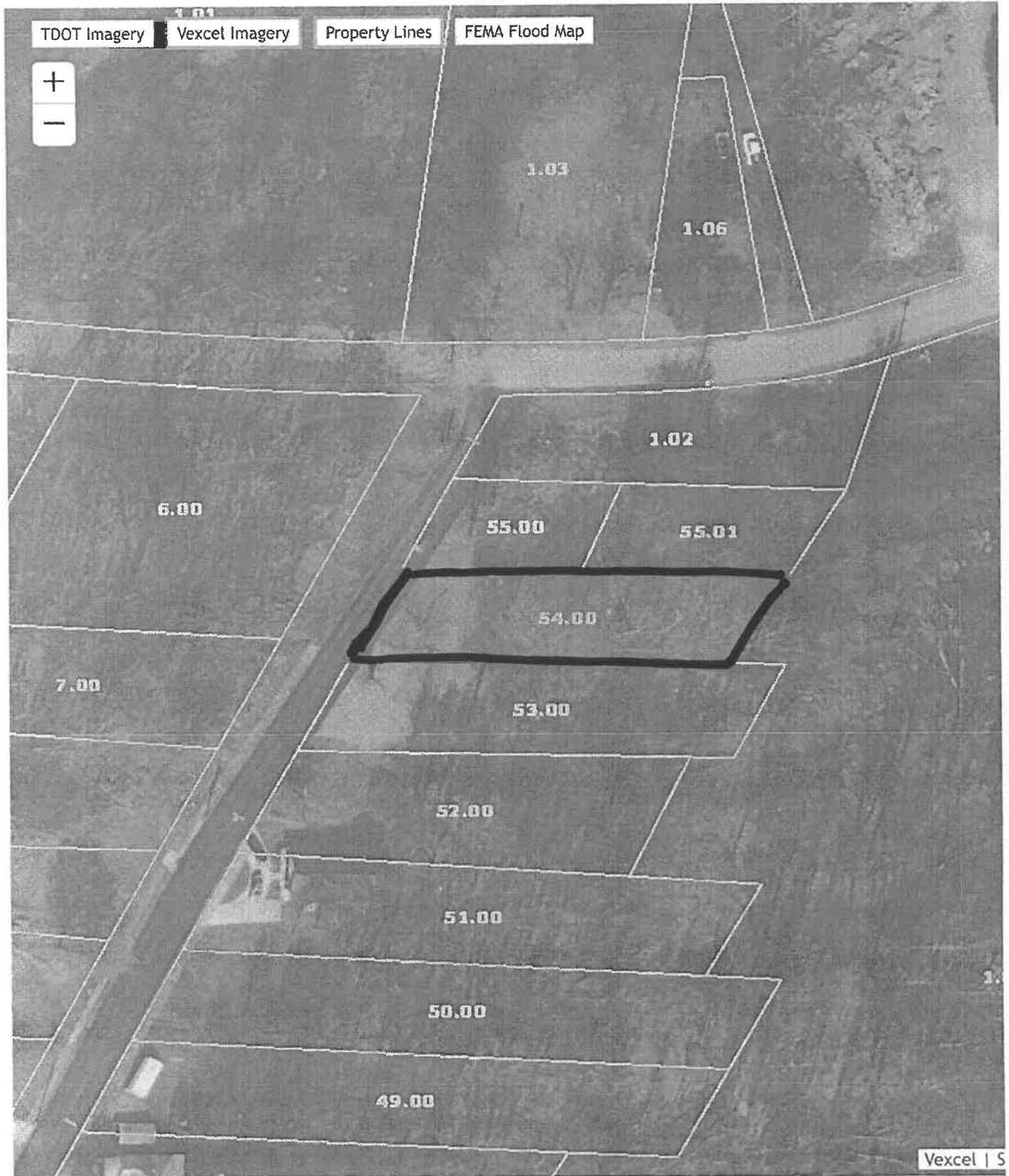
Land Code	Soil Class	Calculated Acres: 0	Total Land Units: 1	Units
1 - RES				1.00

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/28/2016	\$0	446	788		CO - COURT ORDER	-
2/4/1982	\$10,000	224	170	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/24/1987	\$1	198	713	I - IMPROVED	QD -	L - LIMITED
1/1/1978	\$0	155	102			

Handwritten signature

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RESOLUTION NO. 5-7-24

A RESOLUTION OF THE HENRY COUNTY, TENNESSEE, BOARD OF COMMISSIONERS TO AUTHORIZE THE SALE OF DELINQUENT TAX PROPERTIES AT A REDUCED PRICE

WHEREAS, Henry County acquires ownership of parcels which were the subject of the annual delinquent tax collection suits when no other bidder bids on a parcel at the Delinquent Tax Sale; and

WHEREAS, Tennessee law allows the Delinquent Tax Committee and County Mayor to place a fair resale price on each parcel of land purchased by the County at a delinquent tax sale, and said committee may authorize the sale of any tract of land upon such terms as will secure the highest and best sale price; and

WHEREAS, Tennessee law requires that no parcel of land purchased by the County at a delinquent tax sale shall be resold for an amount less than the total amount of the taxes, penalty, cost and interest accrued against such parcel, unless the legislative body determines that it is impossible to sell the parcel of land for such amount and grants permission to offer the land for sale at some amount to be fixed by such legislative body; and

WHEREAS, it appears that the delinquent tax parcel described below is impossible to sell for an amount equal to the total amount of the taxes, penalty, cost and interest accrued against such parcel;

Yates Street, Group M, Control Map 105D, Parcel 032.00. Offer by Geoffrey S. Carter for \$500.00 plus closing costs.

WHEREAS, it is in the interest of the citizens of Henry County that said delinquent tax parcel be resold, if possible, not only for purposes of generating revenue through the sale, but also for purposes of eliminating Henry County's liability and maintenance costs associated with said parcel and also so that the parcel is put back to taxable use; and

WHEREAS, the individual named above has made an offer for quitclaim deed to said delinquent tax parcel;

WHEREAS, after investigation of said delinquent tax parcel, the Delinquent Tax Committee recommends that the County Mayor be authorized to accept the minimum offer as listed above, subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law; and

WHEREAS, the Delinquent Tax Committee and County Mayor have approved the terms and conditions of sale recommended by the Henry County Attorney pertaining to the offer for a quitclaim deed to the delinquent tax parcel described above;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this the 15th day of July, 2024, a majority or more of the membership concurring that the delinquent tax parcel cannot be sold for the accumulated total of taxes, interest, penalties and costs against it; therefore, pursuant to TENN. CODE ANN. §67-5-2507, the County Mayor is authorized to accept an offer for a quitclaim deed to said parcel in consideration of a minimum offer subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law.

BE IT FINALLY RESOLVED that a true copy of this Resolution be spread upon the Commission record of this date.

PASSED 7-15-24




CHARLES ELIZONDO
PRO TEMPORE CHAIRMAN
HENRY COUNTY COMMISSION



DONNA CRAIG
COUNTY CLERK

APPROVED 7-15-24



CHARLES ELIZONDO
PRO TEMPORE MAYOR

Offer for Quitclaim of Delinquent Tax Real Estate

The undersigned ("Offeror"), hereby offers the sum of \$ 500 * on the following terms and conditions in consideration for a Quitclaim Deed from the Government of Henry County, Tennessee ("Offeree"), which quitclaims to Offeror or designee (see "Name as it is to appear on Quitclaim Deed" below) whatever interest Offeree has in certain Real Estate in Henry County, Tennessee, assessed for taxation by the County assessor of property at:

Map 105 D, Group M, Control Map 105 D, Parcel 03200, S/I 000 ("Real Estate")

Name as it is to appear on Quitclaim Deed: Geoffrey S. Carter

(Offeror represents and warrants that Offeror has legal authority as agent of any persons or entities identified as "Name as it is to appear on Quitclaim Deed" to legally bind such persons or entities to the terms and conditions of this offer.)

* In addition to the offer amount, at the closing of this transaction the successful purchaser will be required to pay closing costs of \$375.00, newspaper publication fee (~\$175.00), recording costs, and transfer tax.

Offer/Acceptance

1. This offer is irrevocable for a period of 90 days. During this period, this offer may be presented to the County Mayor, Delinquent Tax Committee, and/or County Commission for consideration.
2. If this offer is conditionally accepted, notice of this offer will be published in the local newspaper. There will be a period of at least 10 days after the publication during which any person may make a competing offer (at a price at least 10% higher than the sum of this offer) for a quitclaim of the Real Estate. In the event a higher price is offered, Offeror (and anyone else) will have the opportunity to appear at a time and place designated by Offeree and then and there to bid on the Real Estate (the "Final Auction"). At the conclusion of the Final Auction, the Real Estate shall be quitclaimed to the party making the highest and best offer; provided, however, that if higher bidders for any reason fails to tender the purchase price, Offeror will purchase the real estate for Offeror's highest offer or bid.

Deposit / Final Payment

3. Upon making this offer, Offeror tendered a "Deposit" of \$500.00 to Offeree. This Deposit will be fully refunded to Offeror if Offeree declines this offer or if the real estate is ultimately quitclaimed to a higher bidder. This Deposit will be forfeited to the Offeree if this offer is accepted or Offeror is the high bidder fails to timely tender the Final Payment. The Deposit will also be forfeited if the Offeror defaults on the terms of this offer.
4. The "Final Payment" is the amount equal to the offer or bid price minus the Deposit. The Final Payment is due to be made in cash or by certified funds by Offeror upon the earlier of (a) 4:00 PM on business day after Offeror receive notice that this offer has been accepted and no higher bidders have come forward or (b) on the date of the Final Auction, if Offeror is the highest bidder. **TIME IS OF THE ESSENCE.**
5. Along with and in addition to the Final Payment, if this offer is accepted or Offeror is the high bidder, Offeror will also pay (a) closing costs of \$375.00, (b) newspaper publication fee (approximately \$175.00), and (c) recording costs and transfer tax associated with recording the Quitclaim Deed contemplated herein.

Disclaimer of Representations and Warranties

6. Neither the Offeree nor any other person or entity has made any representations or warranties, expressed or implied, relative to the title, condition, use, fitness for particular purpose, or any other matters involving the Real Estate. **THE CONVEYANCE WILL BE MADE BY QUITCLAIM DEED, AS IS, WHERE IS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER.** Offeror has not relied on any statements made by any official or agent of Offeree. Offeror had the opportunity to review this offer and to request an opinion of title from Offeror's own attorney prior to making this offer.

Exceptions in Quitclaim Deed

7. The Quitclaim Deed will except any public or private roadways, public or private easements, utility easements, government (for example, US, TDOT, TVA, City, or County) easements, or similar liens, easements, or rights that may encumber the Real Estate.

Other Terms and Conditions

The following terms and conditions also apply to Offeror and any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" (all of such persons shall be hereunder collectively referred to as "Grantee") if this offer is accepted or Offeror is the high bidder. These terms are binding on each Grantee, and each Grantee's heirs, successors, and assigns forever. These terms shall run with the land and may be recited within the Quitclaim Deed.

- 8. If the underlying Delinquent Tax Sale of the subject Real Estate is determined, by Court Order or in the sole and absolute discretion of Henry County, to be void or voidable by a Court, then the underlying delinquent tax sale shall be set aside as to the Real Estate. Upon demand by the Henry County Attorney, Grantee will execute any documents necessary to set aside the delinquent tax sale as to the Real Estate. If the underlying delinquent tax sale of this real estate is set aside, Henry County shall refund to Grantee the entire amount paid by Grantee to Henry County for the Quitclaim Deed contemplated in this offer; no interest or other sums besides that amount shall be refunded or paid to Grantee by any party in the event a sale is set aside.
- 9. The maximum Grantee may recover from Henry County (or any other person or entity) by reason of any damages incurred due to or related in any way to this transaction is the sum equal to the amount Grantee paid to Henry County for the Quitclaim Deed contemplated in this offer.
- 10. Grantee shall indemnify and hold harmless Henry County for all damages (including by payment of reasonable attorney's fees and expenses) incurred by breach or non-compliance with any terms and conditions herein.
- 11. The sole jurisdiction and venue for any dispute arising out of or relating to this transaction is the Chancery Court of Henry County, Tennessee.
- 12. These terms of sale are binding on each Grantee, and each Grantee's heirs and assigns forever. All of these terms survive execution and delivery of the Quitclaim Deed contemplated herein.

Offer made on this the 28 day of June, 2024, by:

Offeror

Sign Name [Signature]

Print Name Geoffrey S. Carter

Print Address 914 Belvoir Hills Dr
East Ridge TN 37412

Print Phone 404-917-4092

STATE OF TENNESSEE
COUNTY OF HENRY

Personally appeared before me, a notary public in and for the above-stated county and state, the above-named Offeror, on behalf of himself and as an agent of any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" and executed this offer with the intent to legally bind all of them.

On this the 28 day of June, 2024.

[Affix Seal]

[Signature]

Notary Public

My commission expires: 7/12/2026



My Commission Expires
July 12, 2026

entry (040)
Tax Year 2024 | Reappraisal 2020

Jan 1 Owner
HENRY CO TN

Current Owner

YATES ST

Ctl Map: 105D Group: M Parcel: 032.00 Pl: Sl: 000

Value Information

Land Market Value: \$3,500
Improvement Value: \$0
Total Market Appraisal: \$3,500
Assessment Percentage: 0%
Assessment: \$0

Additional Information

General Information

Ass: 01 - County
City #: 566
Special Service District 1: 567
District: 01
Number of Buildings: 0
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 00 - NONE

City: PARIS
Special Service District 2: 000
Neighborhood: P05
Number of Mobile Homes: 1
Utilities - Electricity: 01 - PUBLIC
Zoning:

total owed as of 7/1/24:
\$5774.80

Outbuildings & Yard Items

Building #	Type	Description	Units
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Life Information

See Sale Information list on subsequent pages

Land Information

Recorded Acres: 0 Calculated Acres: 1.1 Total Land Units: 1.09

Land Code	Soil Class	Units
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1 - RES		1.09
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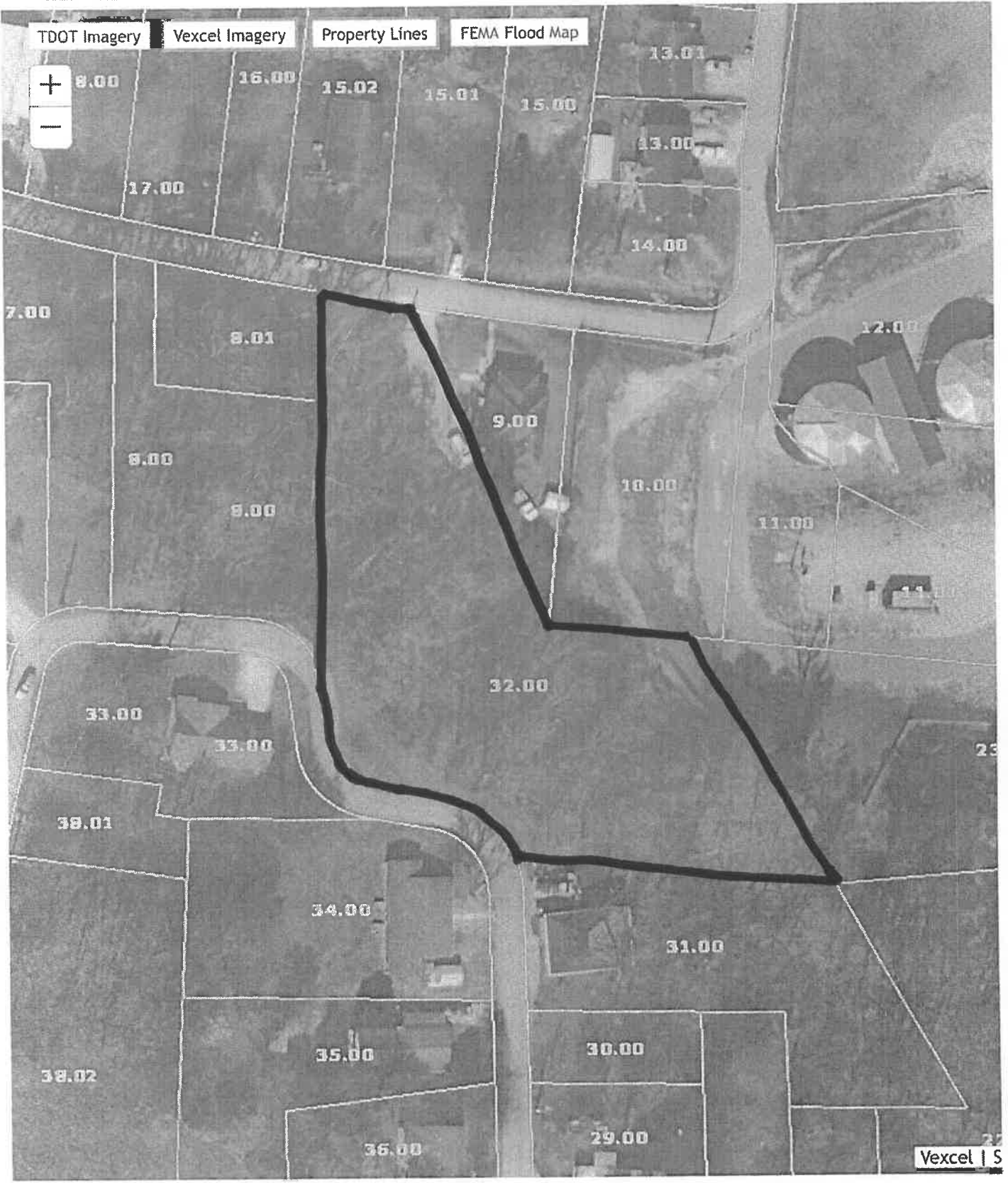
R

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/28/2016	\$0	446	788		CO - COURT ORDER	
2/25/1971	\$0	114	541			
1/1/1000	\$0	NA	542			

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ROLL CALL
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK
 PARIS, TENNESSEE

Commissioner Humphreys made a motion to recess to Tuesday, July 30 at 5:00 p.m. and seconded by Commissioner Gean. The motion was amended by Commissioner Visser and seconded by Commissioner Gean to move the recessed meeting to Monday July 29, 2024 at 5:00 p.m. Motion as amended carried.

ITEM NO. 9

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK								
CARTER, DELL								
ELIZONDO, CHARLES								
GEAN, RITA				X				
HAMILTON, MISSY								
HAYES, DAVID								
HUMPHREYS, KENNETH								
McELROY, MELISSA								
NEAL, PAUL								
STARKS, MONTE								
TRAVIS, JAY								
VISSER, MARTY			X					
WEBB, DAVID								
WILES, RALPH								
TOTAL								

VOICE VOTE CARRIED

DATE : 7-15-24