

COMMISSION MINUTES FOR  
FEBRUARY 21, 2023

- Explanation by DeLaina Green, Administrator of Elections, regarding voting precincts and Vote Centers.
- Budget Amendments: Resolutions 1-2-23; 2-2-23; 3-2-23; 4-2-23 and 5-2-23.
- Authorizing the Sale of Delinquent tax properties at a reduced price- Resolution 6-2-23.
- Resolution to set aside the delinquent tax sale for parcels purchased by Henry County which constitute an economic and/or environmental hardship- Resolution 7-2-23.
- Vote Center Pilot Project- Resolution 8-2-23.

STATE OF TENNESSEE  
COUNTY OF HENRY...

Be it remembered that the County Commission met in a regular session at the Courthouse in Henry County, Tennessee on February 21, 2023 at 5:00 p.m. Present and presiding the Honorable John Penn Ridgeway, Chairman, Donna Craig, County Clerk and the County Commissioners:

ITEM NO. 1 The meeting was called to order by HCSO Chief Deputy Scott Wyrick.

ITEM NO. 2 The invocation was led by Judge Vicki Snyder.

ITEM NO. 3 The pledge to the flag was led by HCSO Chief Deputy Scott Wyrick.

ITEM NO. 4 Roll Call

The following Commissioners were present: Patrick Burns, Greg Carter, Charles Elizondo, Randy Gean, Missy Hamilton, David Hayes, Paul Neal, Monte Starks, Marty Visser, Ricky Wade, David Webb and Ralph Wiles.

Absent: Dell Carter, Kenneth Humphreys and Melissa McElroy.

ITEM NO. 5 Explanation by DeLaina Green, Administrator of Elections, regarding voting precincts and Vote Centers.

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

A motion was made by Commissioner Starks to approve the Consent Agenda, which consists of: Minutes of the meeting of January 23, 2023, Various quarterly reports, Henry County Medical Center Statement of Cash Flow, Trustee's month end report, Report for 2<sup>nd</sup> Quarter, 2022/2023 of the Henry County Inmate Work Release Program and the following Notary Public designations: Brandi Wood, Shannon R. Black, Bethany L. Edwards, Vicky M. Qualls, Diane M. Clayton, Kimberly A. Rogers, Tommy Lemonds, Kristi Lacy, Garry Ann Smith and W. Brown Hawley II. The motion was seconded by Commissioner Burns.

ITEM NO. 6

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

VOICE VOTE CARRIED

DATE : 2-21-23

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

Commissioner Starks made a motion to approve Resolution 1-2-23, to authorize certain changes in the budget for the Henry County General Fund for Fiscal 2022-2023; Resolution 2-2-23, to authorize certain changes in the budget for the Henry County General Capital Projects Fund for Fiscal 2022-2023; Resolution 3-2-23, to authorize certain changes in the budget for the Henry County Debt Service Fund for Fiscal 2022-2023; Resolution 4-2-23, to authorize certain changes in the budget for the Henry County Solid Waste Fund for Fiscal 2022-2023; Resolution 5-2-23, to authorize certain changes in the budget for the Henry County General Purpose Schools Fund for Fiscal 2022-2023. The motion was seconded by Commissioner Wade.

ITEM NO. 7

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL	X							
CARTER, GREG					X			
ELIZONDO, CHARLES					X			
GEAN, RANDY					X			
HAMILTON, MISSY					X			
HAYES, DAVID					X			
HUMPHREYS, KENNETH	X							
McELROY, MELISSA	X							
NEAL, PAUL					X			
STARKS, MONTE			X		X			
VISSER, MARTY					X			
WADE, RICKY				X	X			
WEBB, DAVID					X			
WILES, RALPH						X		
TOTAL	3				11	1		

MOTION CARRIED

DATE : 2-21-23

**RESOLUTION #1-2-23**

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE BOARD OF COMMISSIONERS TO AUTHORIZE CERTAIN CHANGES IN THE BUDGET FOR THE HENRY COUNTY GENERAL FUND FOR FISCAL 2022-2023**

**WHEREAS**, the Board of County Commissioners of Henry County, Tennessee at its June Recessed Session, 2022, adopted the budget for the Henry County General Fund for fiscal 2022-2023; and,

**WHEREAS**, the said Board of County Commissioners of Henry County, Tennessee must authorize and approve any and all changes and amendments of the said budget of the Henry County General Fund; and,

**WHEREAS**, the expenditures authorized in the said budget of the Henry County General Fund will be insufficient in certain line items with funds being available for transfer; and,

**WHEREAS**, it is necessary and appropriate that the said budget of the Henry County General Fund be amended to provide additional funds for certain line items.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Henry County, Tennessee assembled in regular session on this the 21<sup>st</sup> day of February 2023, a majority or more of said membership concurring, that the budget for the Henry County General Fund be and hereby is amended as follows, to-wit:

**MISCELLANEOUS**

INCREASE ACCOUNT 52310-106-DP3, entitled "Deputy Salary," in the amount of \$32,061.00

INCREASE ACCOUNT 52310-106-DP3, entitled "Deputy Salary," in the amount of \$32,061.00

DECREASE ACCOUNT 52310-106-DP2, entitled "Deputy Salary," in the amount of \$32,310.00

INCREASE ACCOUNT 52400-106-DP3, entitled "Deputy Salary," in the amount of \$27,649.00

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$27,649.00

Transfer to correct budget with various salary accounts.

**DRUG ENFORCEMENT**

INCREASE REVENUE ACCOUNT 49800, entitled "Operating Transfers," in the amount of \$85,702.00

INCREASE ACCOUNT 54150-106-001, entitled "Deputy," in the amount of \$25,459.00

INCREASE ACCOUNT 54150-106-002, entitled "Deputy," in the amount of \$35,000.00

INCREASE ACCOUNT 54150-162, entitled "Clerical," in the amount of \$17,283.00

INCREASE ACCOUNT 58600-201, entitled "Social Security," in the amount of \$4,820.00

INCREASE ACCOUNT 58600-212, entitled "Medicare," in the amount of \$1,128.00

INCREASE ACCOUNT 58600-204, entitled "State Retirement," in the amount of \$2,013.00

This transfer is to reimburse the general fund for the drug task force employees through June 30th.

**CIRCUIT COURT CLERK**

INCREASE ACCOUNT 53100-307, entitled "Communication," in the amount of \$750.00

DECREASE ACCOUNT 53100-348, entitled "Postage," in the amount of \$250.00

DECREASE ACCOUNT 53100-334, entitled "Maintenance Agreements," in the amount of \$250.00

DECREASE ACCOUNT 53100-337, entitled "Maintenance & Repair – Equipment," in the amount of \$250.00

Please see Mike Wilson's request regarding this transfer.

**SHERIFF'S OFFICE**

INCREASE ACCOUNT 54110-355, entitled "Travel," in the amount of \$2,500.00

DECREASE ACCOUNT 54110-524, entitled "In-Service/Staff Development," in the amount of \$2,500.00

INCREASE REVENUE ACCOUNT 48610, entitled "Donations," in the amount of \$1,856.00

INCREASE ACCOUNT 55510-599, entitled "Other Charges," in the amount of \$1,856.00

INCREASE REVENUE ACCOUNT 48610, entitled "Donations," in the amount of \$2,159.11

INCREASE ACCOUNT 55120-599, entitled "Other Charges," in the amount of \$2,159.11

Please see request from Josh Frey regarding this transfer.

**EMERGENCY MANAGEMENT**

INCREASE REVENUE ACCOUNT 47990, entitled "Other Direct Federal Revenue," in the amount of \$5,772.52

INCREASE ACCOUNT 54990-499, entitled "Other Supplies & Materials," in the amount of \$5,772.52

This transfer is to put into the budget money received from the federal government from the December 2021 tornado.

**HEALTH DEPARTMENT**

INCREASE ACCOUNT 55110-131, entitled "Medical Personnel," in the amount of \$961.58

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$961.58

This transfer is for a one-time bonus that was paid this fiscal year.

**EMPLOYEE BENEFITS**

INCREASE ACCOUNT 58600-186, entitled "Longevity Pay," in the amount of \$1,200.00

INCREASE ACCOUNT 58600-188, entitled "Bonus Payments," in the amount of \$123.00

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$1,323.00

This transfer is due to longevity and bonus payments paid in November.

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

PASSED 2-21-23

*John Penn Ridgeway*

JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION

*Donna Craig*

DONNA CRAIG  
COUNTY CLERK

APPROVED 2-21-23

*John Penn Ridgeway*

JOHN PENN RIDGEWAY  
COUNTY MAYOR



Henry County Circuit Court  
24<sup>th</sup> Judicial District  
**Mike Wilson, Clerk**

P.O. Box 429, Paris, Tennessee 38242  
(731) 642-0461

Monday, February 6, 2023

To: Henry County Budget Committee  
Pat Hollingsworth, Budget Director

From: Mike Wilson, Circuit Court Clerk

Re: Circuit & General Court budget transfer request  
53100-307 Communications

I am requesting the following budget line item transfer(s):

Subtract \$250.00 from line item 53100-348 Postage, and add \$250.00 to line item 53100-307 Communications).

Subtract \$250.00 from line item 53100-334 Maintenance agreements, and add \$250.00 to line item 53100-307 Communications

Subtract \$250.00 from line item 53100-337 Maintenance and repair, and add \$250.00 to line item 53100-307 Communications

The total of this request is **\$750.00**

Reason: To install and maintain a dedicated internet service line for the courtroom video conferencing system in the second floor courtroom, used primarily for video arraignment from the courtroom to the jail. Current day requirements for bandwidth has not worked well as we are sharing the existing internet service with the entire building of users which causes a slow down and freezing up of video/audio at times. We have been told by our two technology vendors that this is the remedy as the equipment is functioning properly.

Respectfully,

Mike Wilson



**Henry County Chancery Court**  
**Twenty-Fourth Judicial District**  
*Phone (731) 642-2310*

*Vicki H. Hoover*  
*Chancellor*  
*104 W. Washington St.*  
*Paris, Tennessee 38242*

*Albert Wade, Jr.*  
*Clerk and Master*  
*P. O. Box 313*  
*Paris, Tennessee 38242*

January 10, 2023

Pat Hollingsworth  
Budget/Finance Director for Henry County  
Hand Delivered

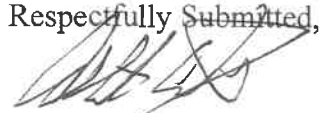
Re: Tax Sale Ad Henry County Chancery Court Docket No. 24901

Ms. Hollingsworth:

Please allow this letter to serve as notice that I am requesting to amend the Henry County Chancery budget line item 53400332. Currently, we have budgeted \$500.00 for publication expense for our tax sale which is set to occur on February 8, 2023.

We have obtained an estimate from the Paris Post Intelligencer to run this ad on January 13, 2023. The Paris Post Intelligencer estimates the cost of this ad to be \$960.42. I am requesting that this line item be increased \$460.42 to cover the cost of this advertisement. I have attached a draft copy of the advertisement for your review. Should you have any questions concerning this matter, please do not hesitate to contact me. Thank you in advance for your consideration.

Respectfully Submitted,



Albert Wade, Jr.  
Clerk & Master

**HENRY COUNTY, TENNESSEE**

ACCOUNTS AND BUDGETS OFFICE  
PO BOX 7  
PARIS TN 38242

**EMERGENCY ACCOUNTS PAYABLE REQUEST**

Date: 1/10/23

Amount: \$ 460<sup>10/100</sup> (interest)

Vendor: Paris

Reason for request: Pay for tax sale ad. See attached for further details.

Increase in line item 53400332 by \$460.42

Department Head: Albert WADE

Request Approved: Pgs

Request Denied: \_\_\_\_\_

To: Budget Committee  
From: Josh Frey, Sheriff  
Date: February 6, 2023

Please make the following budget transfers:

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- **Increase 54110-355 (Travel) in the amount of \$ 2,500.00**
  - **Decrease 54110-524 (In-Service) in the amount of \$ 2,500.00  
(hotel while attending training)**
- 

- **Increase Account 55510-599 (The Shed) in the amount of \$ 1,856.00**
  - **Increase Revenue Account 48610 (Donations) in the amount of \$ 1,856.00  
(donations to The Shed November 2022 – December 2022)**
- 

- **Increase Account 55120-599 (HCSO Animal Shelter) in the amount of \$ 2,159.11**
- **Increase Revenue Account 48610 (Donations) in the amount of \$ 2,159.11  
(donations to HCSO Animal Shelter August 2022 – December 2022)**

**RESOLUTION #2-2-23**

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE BOARD OF COMMISSIONERS TO AUTHORIZE CERTAIN CHANGES IN THE BUDGET FOR THE HENRY COUNTY GENERAL CAPITAL PROJECTS FUND FOR FISCAL 2022-2023**

**WHEREAS**, the Board of County Commissioners of Henry County, Tennessee at its June Recessed Session, 2022, adopted the budget for the Henry County General Capital Projects Fund for fiscal 2022-2023; and,

**WHEREAS**, the said Board of County Commissioners of Henry County, Tennessee must authorize and approve any and all changes and amendments of the said budget of the Henry County General Capital Projects Fund; and,

**WHEREAS**, the expenditures authorized in the said budget of the Henry County General Capital Projects Fund will be insufficient in certain line items with funds being available for transfer; and,

**WHEREAS**, it is necessary and appropriate that the said budget of the Henry County General Capital Projects Fund be amended to provide additional funds for certain line items.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Henry County, Tennessee assembled in regular session on this the 21<sup>st</sup> day of February 2023, a majority or more of said membership concurring, that the budget for the Henry County General Capital Projects Fund be and hereby is amended as follows, to-wit:

INCREASE REVENUE ACCOUNT 46980, entitled "Other State Grants," in the amount of \$19,440.00

INCREASE ACCOUNT 91110-729, entitled "Transportation Equipment," in the amount of \$19,440.00

INCREASE REVENUE ACCOUNT 47990, entitled "Other Direct Federal," in the amount of \$50,000.00

INCREASE ACCOUNT 91110-709, entitled "Data Processing Equipment," in the amount of \$5,000.00

INCREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$45,000.00

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

PASSED 2-21-23

John Penn Ridgeway  
JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION

APPROVED 2-21-23

Donna Craig  
DONNA CRAIG  
COUNTY CLERK  
John Penn Ridgeway  
JOHN PENN RIDGEWAY  
COUNTY MAYOR



### GOVERNMENTAL GRANT CONTRACT

(cost reimbursement grant contract with a federal or Tennessee local governmental entity or their agents and instrumentalities)

<b>Begin Date</b> January 1, 2023	<b>End Date</b> December 31, 2027	<b>Agency Tracking #</b> 32701-04700	<b>Edison ID</b> 77149
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<b>Grantee Legal Entity Name</b> Henry County	<b>Edison Vendor ID</b> 0000004233
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<b>Subrecipient or Recipient</b> <input type="checkbox"/> Subrecipient <input checked="" type="checkbox"/> Recipient	<b>Assistance Listing Number</b>
	<b>Grantee's fiscal year end</b>

**Service Caption (one line only)**  
Recycling Equipment Grant

Funding --					
FY	State	Federal	Interdepartmental	Other	TOTAL Grant Contract Amount
2023	\$19,440.00				\$19,440.00
<b>TOTAL:</b>	<b>\$19,440.00</b>				<b>\$19,440.00</b>

**Grantee Selection Process Summary**

Competitive Selection

All eligible entities are solicited, and grants are awarded based on the technical merit of application. Grant contracts are funded based on funds made available through Tennessee Code Annotated section 68-211-821(a).

Non-competitive Selection

**Budget Officer Confirmation:** There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.

*Scott Hammer*

CPO USE - GG

<b>Speed Chart (optional)</b> EN000016386 34272	<b>Account Code (optional)</b> 71300000
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RESOLUTION #3-2-23

A RESOLUTION OF THE HENRY COUNTY, TENNESSEE BOARD OF COMMISSIONERS TO AUTHORIZE CERTAIN CHANGES IN THE BUDGET FOR THE HENRY COUNTY DEBT SERVICE FUND FOR FISCAL 2022-2023

**WHEREAS**, the Board of County Commissioners of Henry County, Tennessee at its June Recessed Session, 2022, adopted the budget for the Henry County Debt Service Fund for fiscal 2022-2023; and,

**WHEREAS**, the said Board of County Commissioners of Henry County, Tennessee must authorize and approve any and all changes and amendments of the said budget of the Henry County Debt Service Fund; and,

**WHEREAS**, the expenditures authorized in the said budget of the Henry County Debt Service Fund will be insufficient in certain line items with funds being available for transfer; and,

**WHEREAS**, it is necessary and appropriate that the said budget of the Henry County Debt Service Fund be amended to provide additional funds for certain line items.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Henry County, Tennessee assembled in regular session on this the 21<sup>st</sup> day of February 2023, a majority or more of said membership concurring, that the budget for the Henry County Debt Service Fund be and hereby is amended as follows, to-wit:

INCREASE ACCOUNT 82110-612-001, entitled "Principal on Other Loans," in the amount of \$25,000.00

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$25,000.00

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

PASSED

2-21-23

*John Penn Ridgeway*

JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION

*Donna Craig*

DONNA CRAIG  
COUNTY CLERK

APPROVED

2-21-23

*John Penn Ridgeway*

JOHN PENN RIDGEWAY  
COUNTY MAYOR



# City of Paris, Tennessee

P. O. Box 970 \* 100 North Caldwell Street  
Paris, Tennessee 38242  
731-641-1406 Fax 731-641-1424  
tshannon@cityofparis.tn.gov

DATE: January 3, 2023  
INVOICE # 010323-LF  
FOR: Land

**Bill To:**

Pat Hollingsworth  
Director of Accounts & Budgets  
P. O. Box 7  
Paris, TN 38242

DESCRIPTION	AMOUNT
Henry County's share of land purchased for Landfill 11-17-21 (Instalment 2 of 2)	25,000.00
<b>TOTAL</b>	<b>\$ 25,000.00</b>

Make all checks payable to City of Paris



**RESOLUTION #4-2-23**

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE BOARD OF COMMISSIONERS TO AUTHORIZE CERTAIN CHANGES IN THE BUDGET FOR THE HENRY COUNTY SOLID WASTE FUND FOR FISCAL 2022-2023**

**WHEREAS**, the Board of County Commissioners of Henry County, Tennessee at its June Recessed Session, 2022, adopted the budget for the Henry County Solid Waste Fund for fiscal 2022-2023; and,

**WHEREAS**, the said Board of County Commissioners of Henry County, Tennessee must authorize and approve any and all changes and amendments of the said budget of the Henry County Solid Waste Fund; and,

**WHEREAS**, the expenditures authorized in the said budget of the Henry County Solid Waste Fund will be insufficient in certain line items with funds being available for transfer; and,

**WHEREAS**, it is necessary and appropriate that the said budget of the Henry County Solid Waste Fund be amended to provide additional funds for certain line items.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Henry County, Tennessee assembled in regular session on this the 21<sup>st</sup> day of February 2023, a majority or more of said membership concurring, that the budget for the Henry County Solid Waste Fund be and hereby is amended as follows, to-wit:

INCREASE ACCOUNT 55751-336, entitled "Maintenance & Repair - Equipment," in the amount of \$6,000.00

INCREASE ACCOUNT 55751-338, entitled "Maintenance & Repair - Vehicle," in the amount of \$5,000.00

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$11,000.00

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

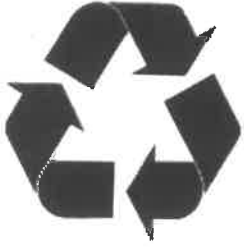
PASSED 2-21-23

*John Penn Ridgeway*  
\_\_\_\_\_  
JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION

*Donna Craig*  
\_\_\_\_\_  
DONNA CRAIG  
COUNTY CLERK

APPROVED 2-21-23

*John Penn Ridgeway*  
\_\_\_\_\_  
JOHN PENN RIDGEWAY  
COUNTY MAYOR



## Henry County Solid Waste

450 Recycling Drive  
PO Box 7  
Paris, TN 38242

Office- 731-641-0018

Fax 731-642-1729

Recycling Center 642-5170

30 January 2023

To: Pat Hollingsworth, Budget Director  
Henry County Budget Committee

From: Ron Watkins, Solid Waste Manager

RE: Budget Transfer Request

I wish to request the following transfer in funds affecting the following budget line items of Solid Waste Fund-116-55751

- Subtract \$6,000 from unappropriated fund balance and add \$6000,000 to line 116-55751-336 Equipment Repair to cover the repair of recycling center equipment. We recently had to purchase skid steer tires and we had a major expense on skid steer repair of the axel as well. This should carry through the end of budget year. This will leave a \$7,600 balance
- Subtract \$5,000 from unappropriated fund balance and add \$5000 to line 116-55751-338 Vehicle Maintenance. Recycling Dept has had to replace several items on a used compactor truck that was purchased from the City of Paris. We also repaired the engine of one of our diesel box trucks. One cylinder valve rod was bent and it was worth to replace most of top of engine while we had it open for repair. This was an unexpected repair but worth to get truck operational. This should carry through the end of budget year. This will leave a \$8,081 balance..

Thank you

**RESOLUTION #5-2-23**

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE BOARD OF COMMISSIONERS TO AUTHORIZE CERTAIN CHANGES IN THE BUDGET FOR THE HENRY COUNTY GENERAL PURPOSE SCHOOLS FUND FOR FISCAL 2022-2023**

**WHEREAS**, the Board of County Commissioners of Henry County, Tennessee at its June Recessed Session, 2022, adopted the budget for the Henry County General Purpose Schools Fund for fiscal 2022-2023; and,

**WHEREAS**, the said Board of County Commissioners of Henry County, Tennessee must authorize and approve any and all changes and amendments of the said budget of the Henry County General Purpose Schools Fund; and,

**WHEREAS**, the expenditures authorized in the said budget of the Henry County General Purpose Schools Fund will be insufficient in certain line items with funds being available for transfer; and,

**WHEREAS**, it is necessary and appropriate that the said budget of the Henry County General Purpose Schools Fund be amended to provide additional funds for certain line items.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Henry County, Tennessee assembled in regular session on this the 21<sup>st</sup> day of February 2023, a majority or more of said membership concurring, that the budget for the Henry County General Purpose Schools Fund be and hereby is amended as follows, to-wit:

Account Number Description

General Purpose School Fund

Increase Revenue

				<u>Debit</u>	<u>Credit</u>
44570	121	U-Trust Grant			\$17,500.00
46511		BEP-allocation			\$47,000.00
44570		EM Burger Foundation			\$5,000.00
44570	510	FRC Benevolence			\$12,500.00
44570	281	Corinth Coca Cola			\$25,000.00

Increase Expenditure Account

71100	429			STEM/STEAM	\$5,000.00
71100	599	121		U-Trust Grant	\$9,250.00
71100	599	121	12	U-Trust Grant-	\$1,250.00
71100	599	121	15	U-Trust Grant-	\$1,250.00
71100	599	121	20/28	U-Trust Grant-	\$1,250.00
71100	599	121	25	U-Trust Grant-	\$2,250.00

71100	599	121	33/34	U-Trust Grant- Hybrid Stabilization	\$2,250.00	
71300	217			Retirement	\$2,100.00	
72120	217			Hybrid Stabilization Retirement	\$275.00	
72610	201			Social Security	\$33,625.00	
72610	207			Medical Insurance	\$11,000.00	
72620	499		281	Maintenance Repair	\$25,000.00	
73300	599		510	FRC Benevolence	\$12,500.00	
					<u>\$107,000.00</u>	<u>\$107,000.00</u>

*\*\*Revision required to add U-Trust Grant, BEP allocation, & Donations/Gifts into the budget*

**Account Number Description**

**General Purpose School Fund -VPK**

**Decrease Revenue**

VPK Revenue \$3,930.97

**Increase Expenditure Account**

73400 422 130 Food Supplies \$3,968.39

**Decrease Expenditure Account**

73400	116	130	Certified Teachers	\$1,003.00
73400	201	130	Social Security	\$2,327.97
73400	204	130	Retirement	\$87.16
73400	207	130	Medical Insurance	\$3,716.69
73400	212	130	Medicare	\$14.54

**Account Number Description**  
**General Purpose School Fund -VPK**  
**continued**

73400	217	130	Hybrid-Stablization Retirement	\$350.00	
73400	429	130	Instructional Materials & Supplies	\$400.00	
				<u>\$7,899.36</u>	<u>\$7,899.36</u>

*\*\*Revision required due to changes in staff and grant allocation*

**Account Number Description**  
**General Purpose School Fund -Safe**  
**Schools-146**

**Increase Revenue**

46590 146 Increase Revenue \$60,737.44

**Increase Expenditure Account**

72130 399 146 Other Contracted Services \$16,000.00

72130	499	146	Other Materials & Supplies Inservice/Staff	\$13,355.00	
72130	524	146	Development	\$1,056.77	
72130	790	146	Equipment	\$27,170.00	
72210	189	146	Other Salaries & Wages	\$2,712.44	
72210	201	146	Social Security	\$168.18	
72210	204	146	State Retirement	\$235.72	
72210	212	146	Medicare	\$39.33	
				<u>\$60,737.44</u>	<u>\$60,737.44</u>

\*\*\*Revision required to add carry-over/new allocations into the budget

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

PASSED 2-21-23

John Penn Ridgeway  
JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION

Donna Craig  
DONNA CRAIG  
COUNTY CLERK

APPROVED 2-21-23

John Penn Ridgeway  
JOHN PENN RIDGEWAY  
COUNTY MAYOR

**Henry County Board of Education**

Budget Revision

School Board Meeting- January 2023

County Commission-February 2023

**Account Number Description**

**General Purpose School Fund**

**Increase Revenue**

			<u>Debit</u>	<u>Credit</u>
44570	121	U-Trust Grant		\$17,500.00
46511		BEP-allocation		\$47,000.00
44570		EM Burger Foundation		\$5,000.00
44570	510	FRC Benevolence		\$12,500.00
44570	281	Corinth Coca Cola		\$25,000.00

**Increase Expenditure Account**

71100	429		STEM/STEAM	\$5,000.00	
71100	599	121	U-Trust Grant	\$9,250.00	
71100	599	121	12 U-Trust Grant-	\$1,250.00	
71100	599	121	15 U-Trust Grant-	\$1,250.00	
71100	599	121	20/28 U-Trust Grant-	\$1,250.00	
71100	599	121	25 U-Trust Grant-	\$2,250.00	
71100	599	121	33/34 U-Trust Grant-	\$2,250.00	
71300	217		Hybrid Stabilization Retirement	\$2,100.00	
72120	217		Hybrid Stabilization Retirement	\$275.00	
72610	201		Social Security	\$33,625.00	
72610	207		Medical Insurance	\$11,000.00	
72620	499	281	Maintenance Repair	\$25,000.00	
73300	599	510	FRC Benevolence	\$12,500.00	
				<u>\$107,000.00</u>	<u>\$107,000.00</u>

*\*\*Revision required to add U-Trust Grant, BEP allocation, & Donations/Gifts into the budget*

**Account Number Description**

**General Purpose School Fund -VPK**

**Decrease Revenue**

			VPK Revenue	\$3,930.97	
--	--	--	-------------	------------	--

**Increase Expenditure Account**

73400	422	130	Food Supplies	\$3,968.39	
-------	-----	-----	---------------	------------	--

**Decrease Expenditure Account**

73400	116	130	Certified Teachers		\$1,003.00
73400	201	130	Social Security		\$2,327.97
73400	204	130	Retirement		\$87.16
73400	207	130	Medical Insurance		\$3,716.69
73400	212	130	Medicare		\$14.54

**Henry County Board of Education**

Budget Revision

School Board Meeting- January 2023

County Commission-February 2023

**Account Number Description**

**General Purpose School Fund -VPK continued**

				<u>Debit</u>	<u>Credit</u>
73400	217	130	Hybrid-Stablization Retirement		\$350.00
73400	429	130	Instructional Materials & Supplies		\$400.00
				<u>\$7,899.36</u>	<u>\$7,899.36</u>

*\*\*Revision required due to changes in staff and grant allocation*

**Account Number Description**

**General Purpose School Fund -Safe Schools-146**

				<u>Debit</u>	<u>Credit</u>
<b><u>Increase Revenue</u></b>					
46590		146	Increase Revenue		\$60,737.44
<b><u>Increase Expenditure Account</u></b>					
72130	399	146	Other Contracted Services	\$16,000.00	
72130	499	146	Other Materials & Supplies	\$13,355.00	
72130	524	146	Inservice/Staff Development	\$1,056.77	
72130	790	146	Equipment	\$27,170.00	
72210	189	146	Other Salaries & Wages	\$2,712.44	
72210	201	146	Social Security	\$168.18	
72210	204	146	State Retirement	\$235.72	
72210	212	146	Medicare	\$39.33	
				<u>\$60,737.44</u>	<u>\$60,737.44</u>

*\*\*\*Revision required to add carry-over/new allocations into the budget*

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

Commissioner Wade made a motion to approve Resolution 6-2-23, to authorize the sale of delinquent tax properties at a reduced price. Commissioner Gean seconded the motion.

ITEM NO. 8

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL	X							
CARTER, GREG					X			
ELIZONDO, CHARLES					X			
GEAN, RANDY				X	X			
HAMILTON, MISSY					X			
HAYES, DAVID					X			
HUMPHREYS, KENNETH	X							
McELROY, MELISSA	X							
NEAL, PAUL					X			
STARKS, MONTE					X			
VISSER, MARTY					X			
WADE, RICKY			X		X			
WEBB, DAVID					X			
WILES, RALPH					X			
TOTAL	3				12			

MOTION CARRIED

DATE : 2-21-23



## RESOLUTION #6-2-23

### 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 parcels described below are impossible to sell for an amount equal to the total amount of the taxes, penalty, cost and interest accrued against such parcels;

1. Rison Street 344, Map 096M, Group A, Control Map 095P, Parcel 024.00.  
Offer by Joe Paul Hayes for \$500.00 plus closing costs.
2. Rison Street, Map 096M, Group C, Control Map 096M, Parcel 001.01.  
Offer by Freddie Freeman, \$500.00 plus closing costs.
3. Elmore Street, Map 105D, Group F, Control Map 105D, Parcel 021.00.  
Offer by Freddie Freeman, \$500.00 plus closing costs.
4. Gordon Street, Map 105D, Group M, Control Map 105D, Parcel 043.01.  
Offer by Cynthia A. Bradley, for \$200.00 plus closing costs.

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

**WHEREAS**, the individuals named above have made offers for quitclaim deeds to said delinquent tax parcels;

**WHEREAS**, after investigation of said delinquent tax parcels, the Delinquent Tax Committee recommends that the County Mayor be authorized to accept minimum


offers as listed above, subject to publication of the offers and the opportunity for any other interested party to raise to the offers as prescribed by law; and

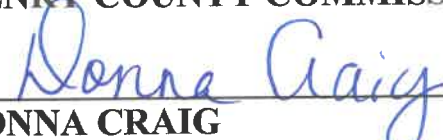
**WHEREAS**, the Delinquent Tax Committee and County Mayor have approved the terms and conditions of sale recommended by the Henry County Attorney pertaining to offers for a quitclaim deed to the delinquent tax parcels described above;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this the 21<sup>st</sup> day of February, 2023, a majority or more of the membership concurring that these delinquent tax parcels cannot be sold for the accumulated total of taxes, interest, penalties and costs against them; therefore, pursuant to TENN. CODE ANN. § 67-5-2507, the County Mayor is authorized to accept an offer for a quitclaim deed to said parcels in consideration of minimum offers 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** 2-21-23

  
\_\_\_\_\_  
**JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION**

  
\_\_\_\_\_  
**DONNA CRAIG  
COUNTY CLERK**

**APPROVED** 2-21-23

  
\_\_\_\_\_  
**JOHN PENN RIDGEWAY  
HENRY COUNTY 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 096M, Group A, Control Map 095P, Parcel 024.00, S/I \_\_\_\_\_ ("Real Estate")

Name as it is to appear on Quitclaim Deed: Joe Paul Hayes Rison Street 344

(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 1 day of 6, 2023, by:

**Offeror**

Sign Name: Joe Paul Hayes  
Print Address: 270 Jones Bend Ext.

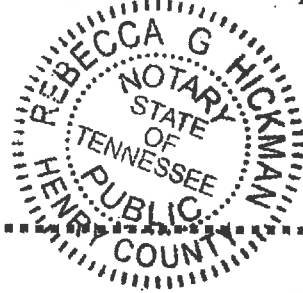
Print Name: Joe Paul Hayes  
Print Phone: 731-363-8460

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 5 day of Jan, 2023.  
Rebecca G. Hickman  
Notary Public  
My commission expires: 10/24/2023

[Affix Seal]



**PAID** CK# NO.: 1443  
AMOUNT: \$500.00  
DATE: 1/5/23  
rahn

Henry (040)  
Tax Year 2023 | Reappraisal 2020

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

Current Owner

RISON ST 344

Ctrl Map: 085P    Group: A    Parcel: 024.00    Pl:

Value Information

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

Additional Information

General Information

Class: 01 - County  
City #: 586  
Special Service District 1: 567  
District: 01  
Number of Buildings: 0  
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC  
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL  
BAS

City: PARIS  
Special Service District 2: 000  
Neighborhood: P07  
Number of Mobile Homes: 0  
Utilities - Electricity: 01 - PUBLIC  
Zoning:

amount owed: \$3597.97

Outbuildings & Yard Items

Building #	Type	Description	Units
------------	------	-------------	-------

Land Information

Original Sale Information list on subsequent pages

Land Information

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

1000 11/11/2014

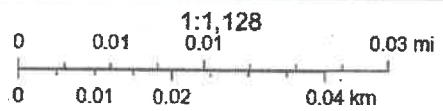
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/27/2020	\$0	548	282		CO - COURT ORDER	
1/27/2020	\$0	564	48		CO - COURT ORDER	
1/1/2014	\$7,000	406	327	1 - IMPROVED	WD - WARRANTY DEED	1 - FINANCIAL INSTITUTION

Henry County - Parcel: 095P A 024.00



Date: January 5, 2023

County: Henry  
Owner: HENRY COUNTY TENNESSEE (GOVERNMENT OF)  
Address: RISON ST 344  
Parcel Number: 095P A 024.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2016  
Date of Vexcel Imagery: 2021



TDOT, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Database Updated

**Delinquent Tax Search**

DTA No. 2016- 106

Parcel Added to Affidavit List

2016 Base Tax: \$141.00

<b>Map</b>	<b>Gp</b>	<b>Ctrl</b>	<b>Par</b>	<b>SI</b>	<b>Combined</b>
096 M	A	095 P	24	0	01-096 M -A -095 P -024.00- -000

- Trustee:**       **T<sup>1</sup>.** Search tax rolls for last payment of taxes. (List first year of collectable DT below.)  
 (If last person to pay taxes is not the owner of record, put payor on notice list.)  
 **T<sup>2</sup>.** Search tax rolls for earliest year of delinquent taxes beginning January 1, 2006; list all owners in chain of title from that date through present who owe delinquent tax as parties. Also list all current owners as parties.
- Assessor:**       **A<sup>1</sup>.** Same search as T2, beginning with date ID'ed by T2. If address conflicts, use Assessor's.  
 **A<sup>2</sup>.** Search for all conveyances associated with parcel beginning with the date ID'ed by T2 through present; note the deed/record book and page numbers for use in R1 search.
- Register of Deeds:**       **R<sup>1</sup>.** Review all conveyances identified in A2; list all owners as parties.  
 **R<sup>2</sup>.** Search beginning with the earlier of the last known conveyance of record or the date ID'ed by T2 through present for:  
 (a) Conveyances, and list all owners in chain of title as parties;  
 (b) Wills, and put devisees who received an interest in delinquent tax property and personal representative/administrator on notice list; if delinquent tax property not devised to specific devisee, also put all residuary legatees on notice list.  
 (c) Unreleased DOTs and assignments thereof. Put name and address of holders of any unreleased DOTs/liens on notice list.
- R<sup>3</sup>.** Search for unreleased liens (tax, judgment, etc.) filed within the past 10 years. Put lienholders on notice list. Exception: if an IRS tax lien, special requirements apply, and the federal government must be a named party. Set parcels with IRS liens aside for DTA review.
- Check if subdivided**       **R<sup>4</sup>.** Determine whether parcel was divided into multiple parcels while delinquent taxes were owed; if so, entire search must be performed on all those parcels.
- Probate:**      [P<sup>1</sup>. Submit to Probate for Electronic Index Search.]

**Earliest Date of Collectable Delinquent Taxes (T<sup>2</sup>) (cannot be earlier than 2008): January 1, 2015**

**Conveyances Indexed by Assessor or ROD (A<sup>2</sup> & R<sup>3</sup>) (Last Deed of Record–Oldest Deed of Record):**

DB/RB-PG	RB 406-327		
Date	07/07/2014		

**Party List (owners of delinquent tax properties during year when delinquent taxes were owed and current owners)**

DB	Service	Name & Last Known Address (T <sup>2</sup> , A <sup>1</sup> , R <sup>3</sup> , R <sup>2</sup> , R <sup>3</sup> [IRS], P <sup>1</sup> -P <sup>2</sup> )	Source of Title
<input type="checkbox"/>		Empire Investments LLC c/o Robert Spicer or Heather Fields; 385 Crutchfield Lane, Paris, TN 38242	RB 406-327
<input type="checkbox"/>		PO BOX 997, PARIS, TN 38242 (sec of state)	
<input type="checkbox"/>			
<input type="checkbox"/>			

**Notice List (other potentially "interested persons" as defined by Tenn. Code Ann. § 67-5-2502(c)(1)(B))**

DB	Type	Name & Last Known Address (T <sup>1</sup> , A <sup>1</sup> , A <sup>3</sup> , R <sup>3</sup> [Non-IRS])	Reference
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

**Notes/Other:**

Search Completed 9/12/2018 By: jst      UPDATED 1/5/23 LG



**Offer for Quitclaim of Delinquent Tax Real Estate**

The undersigned ("Offeror"), hereby offers the sum of \$ 500<sup>00</sup> \* 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 096M Group C Control Map 096M Parcel 001-01 S/L 00 ("Real Estate")

Name as it is to appear on Quitclaim Deed: Freddie Freeman Rison Street

(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 (~\$150.00), 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 \$150.00), 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 30 day of January, 2023, by: Freddie Freeman

**Offeror**

Sign Name Freddie Freeman  
Print Address 409 River St Paris

Print Name Freddie Freeman  
Print Phone 731-234-3043

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 30 day of January, 2023. [Official Seal]  
Alexus B. Gordon  
Notary Public  
My commission expires: 09/22/20



**PAID** CK# NO.: CASH  
AMOUNT: \$500  
DATE: 02/02/23



Street Map

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map





TENNESSEE COMPTROLLER OF THE TREASURY

Search Glossary Help Fact Sheet GIS Parcel Data

FF

< Return to Results

GIS Map PDF

### Parcel Details

HENRY COUNTY, TN | TAX YEAR 2023

County Information

County Number: 040 Reappraisal Year: 2020

Property Owner and Mailing Address

January 1 Owner  
HENRY COUNTY TENNESSEE (GOVERNMENT OF)  
ATTN COUNTY MAYOR  
101 E WASHINGTON ST  
PARIS TN 38242

Property Location

Address: RISON ST

Control Group Parcel Property Special

Division of Property Assessments

Comptroller of the Treasury

State of Tennessee



Our Mission: To Make Government Work Better.

Taxes owed:  
\$1,400.85

#### Additional Information

##### General Information

Class: 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: P07  
Number of mobile homes: 0  
Utilities - Electricity: 01 - PUBLIC  
Zoning:

##### Outbuildings & Yard Items

Building/Card#	Type	Description	Units
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##### Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type	Inst
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### Offer for Quitclaim of Delinquent Tax Real Estate

The undersigned ("Offeror"), hereby offers the sum of \$ 500<sup>00</sup> \* 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 105D Group F Control Map 105D Parcel 021-00 S/I 00 ("Real Estate")

Name as it is to appear on Quitclaim Deed: Freddie Freeman Elmore Street

(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 (~\$150.00), 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 \$150.00), 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 30 day of January, 2023, by: Freddie Freeman

**Offeror**

Sign Name Freddie Freeman  
Print Address 409 Rison St Paris

Print Name Freddie Freeman  
Print Phone 731-234-3043

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 30 day of January, 2023

[Affix Seal]

Alexus B Gordon  
Notary Public

My commission expires: 09/22/26



**PAID**

CK# NO.: CASH  
AMOUNT: \$500  
DATE: 02/02/23



TENNESSEE COMPTROLLER OF THE TREASURY

Search Glossary Help Fact Sheet GIS Parcel Data

FF

< Return to Results

GIS Map PDF

### Parcel Details

HENRY COUNTY, TN | TAX YEAR 2023

County Information

County Number: 040 Reappraisal Year: 2020

Property Owner and Mailing Address

January 1 Owner  
HENRY COUNTY TENNESSEE (GOVERNMENT OF)  
ATTN: COUNTY MAYOR  
101 E WASHINGTON ST  
PARIS TN 38242

Property Location

Address: ELMORE ST

Control Group Parcel Property Special

Division of Property Assessments

Comptroller of the Treasury

State of Tennessee



Our Mission: To Make Government Work Better.

taxes owed:  
\$2737.51

#### Additional Information

##### General Information

Class: 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: 01 - PUBLIC - NATURAL GAS

City: PARIS  
Special Service District 2: 000  
Neighborhood: P05  
Number of mobile homes: 0  
Utilities - Electricity: 01 - PUBLIC  
Zoning:

##### Outbuildings & Yard Items

Building/Card#	Type	Description	Units
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##### Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instr.
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Street Map

TDOT Imagery

Vexcel Imagery

Property Lines

FEMA Flood Map



Esri Comm



**Offer for Quitclaim of Delinquent Tax Real Estate**

The undersigned ("Offeror"), hereby offers the sum of \$ 200,00 \* 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 105D, Group M, Control Map 105D, Parcel 043.01, S/I 200 ("Real Estate")

Name as it is to appear on Quitclaim Deed: Cynthia A Bradley Gordon & Sparks St

(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 \_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by:

**Offeror**

Sign Name [Signature]  
Print Address 352 Sparks St

Print Name Cynthia Bradley  
Print Phone 431-333-9997

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 20 day of January, 2023. [Affix Seal]  
Alexus B. Gordon  
Notary Public  
My commission expires: 09/22/20



**PAID** CK# NO.: 3171  
AMOUNT: 3000  
DATE: 2/1/2023  
[Signature]

**PAID** CK# NO. CASH  
AMOUNT: 2000  
DATE: 2/1/2023  
[Signature]

Quinn & Branigan  
151 South Street  
Jama, NY 11432

3171  
93-1108-43  
2-1-23  
Date

Pay to the Order of Greer, Greer & Whitfield, Attorneys, PLLC

*Shree Kulkarni* \$ 300.00  
Dollars

Commercial Bank

For *Shree Kulkarni*

⑆084301107⑆0767174⑆317⑆

Bankcard Live First Signature Exchange Checks 1-800-537-8104 www.bankcardexchangechecks.com

MP

Henry (040)  
Tax Year 2023 | Reappraisal 2020

Jan 1 Owner  
HENRY CO  
C/O BRENT GREER  
P O BOX 7  
PARIS TN 38242

Current Owner  
P O BOX 7  
PARIS TN 38242

GORDON ST

Ctrl Map:	Group:	Parcel:	PI:	SI:
105D	M	043.01		000

**Value Information**

Land and Market Value: \$1,600  
Improvement Value: \$0  
Total Market Appraisal: \$1,600  
Assessment Percentage: 0%  
Assessment: \$0

**Additional Information**

**General Information**

Class: 01 - County	City: PARIS
City #: 566	Special Service District 2: 000
Special Service District 1: 567	Neighborhood: P05
District: 01	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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**Sale 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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01 - RES		1.00
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CR

sale instrument

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/31/2010	\$0	305	95		-	-
3/14/1990	\$1	219	326	V - VACANT	WD - WARRANTY DEED	G - FORCED SALE
3/19/1957	\$0	73	410		-	-

EB

# Henry County - Parcel: 105D M 043.01



Date: February 1, 2023

County: Henry  
Owner: HENRY CO  
Address: GORDON ST  
Parcel Number: 105D M 043.01  
Deeded Acreage: 0  
Calculated Acreage: 0



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The property lines are compiled from information maintained by your local

**From:** Rob Whitfield <Rob@greergreerandwhitfield.com>  
**Sent:** Monday, February 6, 2023 2:28 PM  
**To:** tkelleher@henrycountyttn.org  
**Cc:** Candace Gordon; Lexie Gordon; jpridgeway@henrycountyttn.org  
**Subject:** Offer for Quitclaim to DT Real Estate ( 105D-M-043.01-Bradley, Cynthia)  
**Attachments:** 2023\_02\_01\_15\_35\_34.pdf; 2020-07-27\_Letter to Wes Bradley.pdf; Letter to Cynthia Bradley.pdf

Hi Treva:

Please see attached offer. This needs to be placed on the agenda for the next DT Committee meeting and subsequent commission meeting.

Also attached are a couple of letters that I sent regarding this. They don't need to be in the packets, but are attached for Mr. Ridgeway's information about the history of this parcel. The offeror is (as I understand it) Wes Bradley's ex-wife. She lives in a mobile home that is or maybe located partially on this parcel. Mr. Bradley became involved in this when the offeror received an eviction notice from a prospective purchaser back in 2020 and we've been waiting on Mr. or Ms. Bradley to purchase the parcel (they said they would back then, but never deed); it's been dormant, so I sent her a letter to try to get her to make an offer and she finally did.

We had a buyer previously interested in 2020 but he backed out when he realized that the mobile home didn't come with the property and that he would essentially be buying a lawsuit with Ms. Bradley over ownership with the mobile home (and over the boundary line) if he proceeded with the transaction.

Ms. Bradley is the only likely purchaser of this parcel and (finally) she made an offer on it. We need to take it to get this parcel off our surplus roll (and back on the tax roll).

Thanks,

-Rob

**From:** Candace Gordon <Candace@greergreerandwhitfield.com>  
**Sent:** Wednesday, February 1, 2023 3:38 PM  
**To:** Rob Whitfield <Rob@greergreerandwhitfield.com>  
**Cc:** Lexie Gordon <Lexie@greergreerandwhitfield.com>; Rebecca Hickman <Rebecca@greergreerandwhitfield.com>  
**Subject:** Re: Offer for Quitclaim to DT Real Estate ( 105D-M-043.01-Bradley, Cynthia)

**GREER, GREER & WHITFIELD, ATTORNEYS, PLLC**

**DOWNTOWN (MAIN) OFFICE**  
114-116 SOUTH POPLAR STREET  
MAILING ADDRESS: P.O. BOX 385  
PARIS, TENNESSEE 38242  
PHONE: 731-642-8781  
FAX: 731-642-6861

**STEVE GREER**  
**G. ROBERT WHITFIELD III**

**LEE M. GREER III**  
*Retired*

**EAST WOOD STREET OFFICE**  
1101 EAST WOOD STREET, SUITE A  
MAILING ADDRESS: P.O. BOX 385  
PARIS, TENNESSEE 38242  
PHONE: 731-642-8007  
FAX: 731-641-5108

July 27, 2020

**VIA USPS MAIL**

Mr. John Wesley Bradley  
1285 Lampkins Rd.  
Cottage Grove, TN 38224

Ms. Cynthia A. Bradley  
352 Sparks Street  
Paris, TN 38242

Re: Henry County Tax Map 105D, Group M, Parcel 43.01

Dear Sir and Madam:

This letter is to acknowledge that Mr. Bradley came by my office today to inquire regarding the above-referenced Parcel 43.01, which adjoins real estate that the two of you purchased in 2009 (your real estate—Parcel 43—is immediately south of the above-referenced Parcel 43.01).

I understand from information Mr. Bradley provided that Ms. Bradley has been recently instructed to vacate the mobile home located at street address 430 Gordon Street. Henry County recently solicited offers for surplus delinquent tax parcels, and one Jimmie Lacy placed an offer on Parcel 43.01. Although that transaction has not yet closed, we presume (but cannot verify that) Mr. Lacy is the person who instructed Ms. Bradley to vacate. At this time, Ms. Bradley is not required to vacate the mobile home. There is some possibility that you could be required to relocate the mobile home in the future as explained in this letter.

My partner, Rob Whitfield, and I drove by the mobile home today. We also compared the legal description in your deed with multiple aerial maps and tax maps. Due to a number of factors, aerial maps and tax maps are not accurate indicators of the location of boundary lines.

We are unable to determine the boundaries of Parcel 43 or 43.01; a survey would be required to determine whether the mobile home is located entirely or partially on Parcel 43.01.

We understand that you have an active title to the mobile home referenced above (a 1992 Atlantic Mobile Home, VIN# 21923764275). According to the tax data, that mobile home has been assessed as if it is located on Parcel 43 and you have paid taxes on it since purchasing it. Therefore, ownership to that mobile home probably did not pass by tax sale. Before you go to the expense of a survey, I would encourage you to talk to the tax assessor and see if he can shed any light on the area in dispute. It may be that the aerial photo that Mr. Lacy is probably relying on is incorrect.

*If* the transaction (between Henry County and Mr. Lacy) closes and *if* a surveyor determines that the mobile home is located entirely or partially on Parcel 43.01, and (presuming any dispute results in a lawsuit) *if* a judge allows him to do so, then Mr. Lacy *may* be able to compel you to move the mobile home. Obviously, there is significant uncertainty about what may or may not happen.



Mr. John Wesley Bradley / Ms. Cynthia A. Bradley

7/27/2020

Page 2 of 2

In 2009, my office did a title opinion on the property for Commercial Bank when you bought the property. A title opinion does not locate the improvements on a property. Only a survey can do that. We did note discrepancies between the legal description of the real estate in the deed and the tax map in our title opinion concerning the real estate.

Mr. Whitfield currently represents Henry County regarding the transaction between Henry County and Mr. Lacy. Therefore, we are unable to give you legal advice regarding your rights under the circumstances. We recommend you consult with another attorney concerning this situation.

I would ask that you or your attorney please notify Mr. Whitfield as soon as possible if you believe there are legal reasons why the transaction between Henry County and Mr. Lacy should not proceed. If and when the quitclaim deed from Henry County to Mr. Lacy has been recorded, Henry County will have no further involvement in this matter; at that point, any disputes regarding the boundary line and/or location or ownership of the mobile home will be between you and Mr. Lacy.

As a final matter, it may be easiest and least expensive (as opposed to the cost of a survey and/or litigation) for you to work out some resolution of this matter with Mr. Lacy. For example, Mr. Lacy may be willing to sell you Parcel 43.01 or to come to some boundary line agreement. If you end up working anything out with Mr. Lacy, please let Mr. Whitfield know as soon as possible.

If you have legal questions, please consult an independent attorney.

Thank you.

Very truly yours,

GREER, GREER & WHITFIELD, ATTORNEYS, PLLC

STEVE GREER

**GREER, GREER & WHITFIELD, ATTORNEYS, PLLC**

**DOWNTOWN (MAIN) OFFICE**

114-116 SOUTH POPLAR STREET  
MAILING ADDRESS: P.O. BOX 385  
PARIS, TENNESSEE 38242  
PHONE: 731-642-8781  
FAX: 731-642-6861

**STEVE GREER  
G. ROBERT WHITFIELD III**

**LEE M. GREER III**  
*Retired*

**EAST WOOD STREET OFFICE**

1101 EAST WOOD STREET, SUITE A  
MAILING ADDRESS: P.O. BOX 385  
PARIS, TENNESSEE 38242  
PHONE: 731-642-8007  
FAX: 731-641-5108

January 5, 2023

VIA USPS MAIL

Ms. Cynthia A. Bradley  
352 Sparks Street  
Paris, TN

Re: Henry County Tax Map 105D, Group M, Parcel 43.01

Dear Ms. Bradley:

As you are aware, the above-referenced parcel (43.01) adjoins property you own, commonly known as 352 Sparks Street and assessed at Map 105D, Group M, Parcel 43. Parcel 43.01 was struck off to Henry County in a delinquent tax sale some years ago.

It is uncertain whether your home may be located entirely or partially on Parcel 43.01 (please see enclosed satellite overlay of the tax map). You may wish to purchase Parcel 43.01 from Henry County to make sure you own the entirety of the land where your home is located. The County has an obligation to resell surplus delinquent tax parcels, so unless you make an offer to purchase it within the next 30 days that parcel will be re-listed as available for purchase.

If someone (other than you) ends up purchasing the parcel, you may find yourself in a dispute regarding ownership of your home (or in a boundary line dispute). As I'm sure you recall, that sort of dispute was narrowly avoided back in the Summer of 2020 when a prospective purchaser of parcel 43.01 gave you an eviction notice.

Under the circumstances, the County would consider an offer as low as \$200 (plus closing and other associated costs) if you submit the offer within the next 30 days. An offer form is enclosed; you may hand deliver it to my office at your convenience if you would like to place an offer.

Very truly yours,

GREER, GREER & WHITFIELD, ATTORNEYS, PLLC

G. ROBERT WHITFIELD III

LG Enclosures  
cc: Mr. John Wesley Bradley  
1285 Lampkins Rd.  
Cottage Grove, TN 38224

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

Commissioner Wade made a motion to approve Resolution 7-2-23, requesting that the Chancery Court set aside the delinquent tax sale as to parcels purchased by Henry County which constitute an economic and/or environmental hardship. Commissioner Greg Carter seconded the motion.

ITEM NO. 9

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL	X							
CARTER, GREG				X	X			
ELIZONDO, CHARLES					X			
GEAN, RANDY					X			
HAMILTON, MISSY					X			
HAYES, DAVID					X			
HUMPHREYS, KENNETH	X							
McELROY, MELISSA	X							
NEAL, PAUL					X			
STARKS, MONTE					X			
VISSER, MARTY					X			
WADE, RICKY			X		X			
WEBB, DAVID					X			
WILES, RALPH					X			
TOTAL	3				12			

MOTION CARRIED

DATE : 2-21-23

**RESOLUTION #7-2-23**

**A RESOLUTION REQUESTING THAT THE CHANCERY COURT SET ASIDE THE DELINQUENT TAX SALE AS TO PARCELS PURCHASED BY HENRY COUNTY WHICH CONSTITUTE AN ECONOMIC AND/OR ENVIRONMENTAL HARDSHIP**

**WHEREAS**, Henry County, Tennessee, by and through its Delinquent Tax Attorney, prosecuted Tax Year 2019 delinquent tax lawsuit as required by Title 67, Chapter 5, Parts 24 and 25 of the Tennessee Code, resulting in a delinquent tax sale held on or about February 8, 2023; and

**WHEREAS**, as required by TENN. CODE ANN. § 67-5-2501, the Clerk & Master of the Henry County Chancery Court bid the debt ascertained to be due for taxes, interest, penalties, and the costs and fees incident to the collection thereof on parcels for which no other bidder offered the same or larger bid; and

**WHEREAS**, pursuant to TENN. CODE ANN. § 67-5-2507(c)(1), the Henry County Mayor has evaluated the parcels to determine whether the value of any particular parcel or amount of money the county is likely to receive if the county sold the parcel exceeds the financial obligations or environmental risks associated with the parcel; and

**WHEREAS**, pursuant to TENN. CODE ANN. § 67-5-2507(c)(2) If the County Mayor determines that such financial obligations or environmental risks exceed the value of any particular parcel, the county legislative body may adopt a resolution, by a two-thirds (2/3) vote, concurring in the County Mayor's determination and directing the County Mayor to request that the Chancery Court rescind its order confirming the tax sale as to those parcels; and

**WHEREAS**, the Henry County Mayor has determined (and the Henry County Board of Commissioners concur that), for the reasons stated below, the financial obligations and environmental risks associated with the following parcels far exceed the value of these parcels or amount of money the county is likely to receive if the county sold the parcels:

**(1) Map 095P Parcel 049.00; (2) Map 123 Parcel 029.03; (3) Map 123, Parcel 029.13; and (4) Map 117, Parcel 020.00.**

Reason: #1-The property is unbuildable and not economical to clean up.

#2, #3, and #4 - The Henry County Sheriff's Department has quarantined these parcels due to methamphetamine contamination. The cost to decontaminate each parcel is estimated to cost thousands of dollars, which far exceeds the parcels' potential resale value. The cost of decontamination constitutes an undue financial obligation. The contamination constitutes an obvious environmental risk.

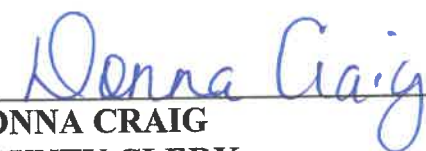
**NOW, THEREFORE**, by a vote of over 2/3rds of its members, the Henry County Board of Commissioners, meeting in a regular session on this the 21<sup>st</sup> day of February, 2023, resolve as follows:

1. The Henry County Board of Commissioners concurs with the Henry County Mayor's determination that the financial obligations and environmental risks associated with the following parcels far exceed the value of these parcels or amount of money the county is likely to receive if the county sold the parcels: **Map 095P Parcel 049.00; Map 123 Parcel 029.03; Map 123, Parcel 029.13; and Map 117, Parcel 020.00.**

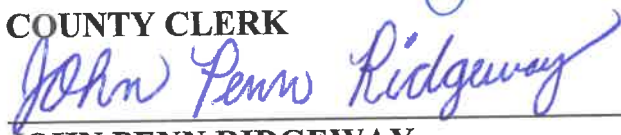
2. The Henry County Board of Commissioners authorizes and directs the Henry County Mayor, by and through the Henry County Attorney, to move the Henry County Chancery Court to rescind its order confirming the tax sale as to **Map 095P Parcel 049.00; Map 123 Parcel 029.03; Map 123, Parcel 029.13; and Map 117, Parcel 020.00** due to the financial burden and environmental risk of said parcels.
3. The Henry County Board of Commissioners urges the presiding Chancellor to rescind its order confirming the tax sale as to **Map 095P Parcel 049.00; Map 123 Parcel 029.03; Map 123, Parcel 029.13; and Map 117, Parcel 020.00** due to the financial burden and environmental risk of said parcels.
4. A true and correct copy of this resolution shall be spread upon the minutes of this meeting.

PASSED 2-21-23

  
\_\_\_\_\_  
JOHN PENN RIDGEWAY  
HENRY COUNTY COMMISSION

  
\_\_\_\_\_  
DONNA CRAIG  
COUNTY CLERK

APPROVED 2-21-23

  
\_\_\_\_\_  
JOHN PENN RIDGEWAY  
HENRY COUNTY MAYOR

Reference #	Delinquent Taxpayer	Map / Group / Parcel	Delinquency	Rob's Notes
1	Boyd Wm L	13-0238-C-023B-021.00-000	\$ 1,298.50	Cabanna Estates Vacant/Wooded Lot
2	Brewer William L Etux Wanda S	01-116--116-060.05-000	\$ 1,357.40	Unbuildable lot end of Sunset Road. Adjoins Harold Bass land off 218.
3	Cole Catherine A	01-095--095-020.01-000	\$ 1,990.00	Guthrie Road dilapidated mobile home(s) - unincorporated
4	Colthrop Carroll B C/O James Arnold	01-105F-B-105F-020.01-000	\$ 1,940.02	Vacant lot near end of MCSWAIN ST (adjoins another parcel bought in by County)
5	Colthrop Carroll B C/O James Arnold	01-105F-B-105F-021.00-000	\$ 1,865.36	Vacant lot near end of MCSWAIN ST (adjoins another parcel bought in by County)
6	Dunn Jamie L	01-095P-E-095P-049.00-000	\$ 1,564.36	Brewer St gully; unbuildable; likely unsellable - City of Paris
7	Grande Lorraine Etal	04-123--123-029.03-000	\$ 12,656.22	Meth Quarantine
8	Grande Lorraine Etal	04-123--123-029.13-000	\$ 5,790.50	Meth Quarantine
9	Rowlett John Joseph & Rowlett Teresa Lee	01-117--117-020.00-000	\$ 5,730.23	Meth Quarantine
10	Steele L D Etux Peggy	01-105M-B-105M-011.00-000	\$ 1,176.22	Landlocked parcel between Grove and Durlap (close to Maplewood Cemetery)
11	Zuckschwerdt William H	01-095P-D-095P-015.00-000	\$ 2,946.58	Dilapidated structure @ 510 N BREWER ST - City of Paris

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

Commissioner Wade made a motion to approve Resolution 8-2-23, in support of Senate Bill 477 / House Bill 632 regarding Convenient Vote Center Pilot Project. The motion was seconded by Commissioner Greg Carter.

ITEM NO. 10

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL	X							
CARTER, GREG				X	X			
ELIZONDO, CHARLES					X			
GEAN, RANDY					X			
HAMILTON, MISSY					X			
HAYES, DAVID					X			
HUMPHREYS, KENNETH	X							
McELROY, MELISSA	X							
NEAL, PAUL					X			
STARKS, MONTE					X			
VISSER, MARTY					X			
WADE, RICKY			X		X			
WEBB, DAVID					X			
WILES, RALPH					X			
TOTAL	3				12			

MOTION CARRIED

DATE : 2-21-23

**RESOLUTION NO. 8-2-23**

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE  
BOARD OF COMMISSIONERS IN SUPPORT OF  
SENATE BILL 477 / HOUSE BILL 632 REGARDING  
CONVENIENT VOTE CENTER PILOT PROJECT**

**WHEREAS**, Senate Bill 477 and House Bill 632 are pending before the Tennessee General Assembly and, if enacted, will authorize Henry County to establish a convenient vote center pilot project for local, state and federal elections to be held in 2024 pursuant to Title 2, Chapter 3, Part 3 of the Tennessee Code; and

**WHEREAS**, the Henry County Election Commission believes a convenient vote center pilot project to be in the best interest of the citizens of Henry County; and

**NOW THEREFORE, BE IT RESOLVED** by the Henry County Board of Commissioners assembled in regular session on this the 21<sup>st</sup> day of February 2023, a majority or more of said membership occurring, that this body supports the passage of Senate Bill 477 and House Bill 632; and

**BE IT FURTHER RESOLVED** that a copy of this Resolution be transmitted to State Senator John Stevens and House Representative Tandy Darby along with a request that they furnish a copy of the same to the Senate and House of the Tennessee General Assembly; and

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

**PASSED** 2-21-23

John Penn Ridgeway  
**JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION**

Donna Craig  
**DONNA CRAIG  
COUNTY CLERK**

**APPROVED** 2-21-23

John Penn Ridgeway  
**JOHN PENN RIDGEWAY  
HENRY COUNTY MAYOR**



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

Commissioner Visser made a motion to adjourn. Commissioner Wade seconded the motion.

ITEM NO. 11

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

VOICE VOTE CARRIED

DATE : 2-21-23