IN THE CHANCERY COURT FOR CHEATHAM COUNTY, TENNESSEE
AT ASHLAND CITY

CHEATHAM COUNTY, TENNESSEE,	**]**
on its own behalf, by and on relation of Cindy Perry,	**]**
County Trustee, et al	**]**
	] CIVIL ACTION
-vs-	**] NO. 19076**
	]
Buford Albright, et al., delinquent taxpayers of	**]**
Cheatham County, Tennessee, Town of Ashland City,	**]**
Tennessee, Town of Kingston Springs, Tennessee, &	**]**
Town of Pegram, Tennessee	**]**

NOTICE OF DELINQUENT TAX SALE

In obedience to decrees of the Chancery Court for Cheatham County, Tennessee, entered in Minute Book B-41, page 25, Clerk and Master's Office of Cheatham County, Tennessee, in the action of Cheatham County, Tennessee, on its own behalf, by and on relation of Cindy Perry, County Trustee, et al vs. Buford Albright, et al., delinquent taxpayers of Cheatham County, Tennessee, Town of Ashland City, Tennessee, Town of Kingston Springs, Tennessee, & Town of Pegram, Tennessee, Civil Action No. 19076, notice is hereby given that I will sell for cash to the highest and best bidder at

10:00 a.m. on Wednesday, December 16, 2026, in the Historic Chancery Courtroom at the Cheatham County Courthouse at 100 Public Square, Ashland City, Tennessee,

the following described tracts of land, subject to the equity of redemption and to any rollback taxes which may later become due if the subject property is classified as Agricultural or Forestry under Greenbelt classification:

A. **Keisha Marie Anderson Property – Parcel 011-022.03 (04-011- -011- - -022.03- -000), having an address of 1360 John Ashton Road, Pleasant View 37146, Current Owners – Defendant Keisha Marie Anderson – $4243.96**
B. **Michelle K. Barrett Property – Parcel 018-043.01 (04-018-018-043.01-000), having an address of Mosley Ferry Road (off), Chapmansboro, TN 37035, Current Owners - Michelle K. Barrett (aka Michelle K. Carroll) – $2463.26**
C. **Gary Campbell and Jeanie Campbell Property – Parcel 053-072.00 (01-053- -053- - -072.00- -000), having an address of 5482 Trailwood Court, Joelton, TN 37080, Current Owner – Gary and Jeanie Campbell - $2410.36**
D. **Michelle K. Carroll (a/k/a Michelle Barrett) Property – Parcel 018-043.00 (04-018-**

018-043.00-000), having an address of 1825 Mosley Ferry Road, Chapmansboro, TN 37035– Current Owner – Michelle K. Carroll (aka Michelle Barrett)- $5363.88

E. **Robin A. Davis Property – Parcel 096J-A-011.00 (11-096-O -096-J -A -011.00- -000), having an address of 1070 Patterson Drive, Kingston Springs, TN 37082 – Current Owners – Robin A. Davis - $9281.80**
F. **Lawrence L. Grimes and C. Kay Grimes Property – Parcel 053-019.00 (01-053-053-019.00-000), having an address of Cross Creek Road, Joelton, TN 37083– Current Owner – Heirs of Lawrence L. Grimes and C. Kay Grimes - $5055.71**
G. **Robert and Martha Hamblin Property - – Parcel 049N-H-006.02 (01-049-M-049-N-H-006.02-000), having an address of 224 Brook Hollow Drive, Ashland City, TN 37015– Current Owner – Heirs of Robert Hamblin, Heirs of Martha Hamblin, Heirs of James L. Hamlin, Sr., James L. Hamlin, Jr. or his heirs, Heirs of Charles Hamblin, Heirs of David Hamblin, and Heirs of Kenneth Hamblin; Julia Dicke; Tammy Billingsly; Roger and Banessa Hamlin; Annie Brown; David Hamblin, Jr. (aka David Hamblin, Jr.) - $4076.97**
H. **Roger Hamlin and Banessa Hamlin Property–Parcel 049N-H-004.01(01-049-N -049-N -H -004.01- -000), having an address of 222 Brook Hollow Drive, Ashland City, TN 37015- Current Owner – Roger and Banessa (aka Banesha) Hamlin - $2991.36**
I. **Melissa Ann Hastings Property – Parcel 056-108.00 (13-056- -056- - -108.00- -000), having an address of 1011 Oakmont Court, Ashland City, TN 37015- Current Owner – Melissa Ann Hastings - $12343.82**
J. **Wayne Luther and Janice Luther Property – Parcel 065- 055.02 (01-065-065-055.02-000), having an address of 1030 Ross Hollow Road, Ashland City, TN 37015- Current Owners – Heirs of Janice Luther, believed to be Ira Wayne Luther, Casey Luther Page, and Jessica Michelle Luther - $7929.08**
K. **Douglas Mayo, Jr. and Janice R. Hyden Property – Parcel 027-007.44 (05-027-027-007.44-000), having an address of 1201 Spring Creek Road, Chapmansboro, TN 37035– Current Owners - Douglas Mayo Jr. and Janice R. Hyden - $5696.41**
L. **Jeffrey McPherson Parcel 090-070.02 (10-090- -090- - -007.02- -000), having an address of 1000 Dogwood Lane, Kingston Springs, TN 37082– Current Owners – Jeffrey McPherson - $15,044.90**
M. **John Muhire and Juliet D. Muhire – Parcel 050A-B-070.00 (01-050-A -050-A -B -070.00- -000), having an address of Morgan Court, Ashland City, TN 37015– Current Owners – John Muhire and Juliet D. Muhire - $1836.96**
N. **Unknown Owner Property – Parcel 027-008.00 (05-027-027-008.00-000), having an address of Spring Creek Road, Chapmansboro, TN 37035– Current Owners - Unknown, though possibly vested in the Estate or Heirs of E.W. (Elijah W.) Smith, who may include, but not be limited to Terry Farmer, Belinda Knight, Richard Gibson, and Dana Newell - Period of delinquency of 8 years or more; redemption period shall be 90 days from entry of order confirming the sale of the property - $4569.80**

Penalties, interest, and costs accruing from October 6, 2026, the costs of service and other reasonable costs previously approved by the Court, the cost of publication and recordation of the Notice of Sale, the costs of any clean-up costs assessed by the county or respective municipality, if any, and all other taxes due and payable will be added to the amount of judgment. Payment terms are cash at time of sale. Payment may be made with cash, money order, cashier's check,

or a personal check drawn on bank with a physical location in Ashland City, TN, and must be delivered to the Office of the Clerk and Master no later than 4 pm on the date of the sale.

Rhonda Vaughn, Cheatham County Clerk and Master

Martha Brooke Perry, Delinquent Tax Attorney
102 Boyd St., Ashland City, TN 37015 (615) 792-5635