

Properties acquired by Cheatham County through delinquent tax sales will be offered for sale by the County Mayor pursuant to the procedures and terms set forth below.

1. The property is being sold pursuant to state law as set forth in Tennessee Code Annotated § 67-5-2507. In the event of a conflict between these procedures and state law, state law will govern.
2. The sale of property will be arranged by the County Mayor and buyers will be required to execute a contract specifying the terms of the sale.
3. Before a sale becomes final, the proposed sale will be published in a local newspaper showing each parcel (identified by State Tax Map Number), the name of the purchaser, and the terms, conditions, and price.
4. During the ten (10) days following publication of the above notice in the newspaper, any party may offer to purchase the property by increasing the first offer by ten percent (10%) or more. This offer must be proposed in writing and delivered to the Office of the County Mayor of Cheatham County by 4:00 p.m. on the tenth (10th) day following the date of publication. (If the tenth (10th) day following publication falls on a weekend or holiday, such written bids must be received by 4:00 p.m. of the next business day.)
5. If a qualifying offer is received during the ten (10) day period, the County Mayor will notify the party making the first offer and fix a day where both parties shall appear in his office to make offers. If no qualifying offer is received, the original party will be deemed to be the successful bidder and will be notified.
6. Each parcel will be sold to the person making the highest and best offer, subject to the minimum bid requirements.
7. No contingent offers will be accepted.
8. The County reserves the right to reject any and all bids or offers
9. No property will be sold for less than the full amount of taxes, penalty, costs and interest due on the property unless a lesser amount is approved by the Cheatham County Legislative Body.
10. All sales will be subject to an administrative fee of \$95.00, transfer taxes and deed recording fees. Successful bidders will be notified of the total amount due at the time a final successful bidder is determined.
11. Payment by certified check or cashier's check made out to Cheatham County Government must be received by the Mayor's office within 72 hours of notification of the final award and total amount due. Transfer taxes and recording fees must be paid by separate check made payable to Cheatham County Register Of Deeds.
12. Conveyances will be made without warranties of any sort and deeds will be executed by the County Mayor.
13. A deed conveying the property to the successful bidder will be prepared and recorded. The recorded deed can be mailed or picked up at the Mayor's office as requested. It is expected that the deed will be prepared and recorded within thirty (30) days of the award to the successful bidder.

FOR FURTHER INFORMATION, CONTACT **AMBER LOCKE** AT CHEATHAM COUNTY MAYOR DAVID MCCULLOUGH'S OFFICE (615) 792-2000.