

DELINQUENT TAX SALE INFORMATION

The Chancery Court Clerk and Master's Office generally holds one sale per year for delinquent property taxes owed to Rutherford County, Murfreesboro, Smyrna and LaVergne. The property is sold at public auction, which takes place at the County Courthouse. You or a representative must be present to bid. Registration will take place beginning at 9:00 a.m.

When a sale date has been determined, the sale information will be added to our website and the County website. It is usually posted about a month before the sale.

We require cash, cashier's check, money order or a check drawn on a Tennessee bank the day of the sale. No financing is available. We add recording costs to the bid. The sales are advertised in the Murfreesboro DAILY NEWS JOURNAL approximately 20 days prior to the sale.

The taxpayer may pay the amount owed up to the time of the sale.

The opening bid is the total amount of taxes, interest, court costs and publication costs due in this office. The exact amount due may be obtained from the Clerk and Master's office at (615) 217-0062 after the sale advertisement has been run. If there are city taxes or county taxes due that have not been turned over to the office, they will be paid from the proceeds of the sale if there are enough funds left to pay them. **If not, those taxes are the responsibility of the purchaser and should be paid as soon as possible.**

The property is sold "as is". A title search is done, but no one from this office or the County attorney's office views the property prior to the sale. It is your responsibility to research the property before bidding.

The sale is not complete until the Chancellor signs the Decree Confirming Sale. Purchasers will receive a copy of this decree in the mail once it is signed. Our office will prepare and record the deed at that time.

After the sale a person who is entitled to redeem may redeem the property from the purchaser within (1) one year from the date of the Decree Confirming Sale pursuant to T.C.A. § 67-5-2701(b). The purchaser will be refunded the purchase price plus 12 % per annum, which shall begin to accrue on the date the purchaser pays the purchase price to the clerk and continuing until the motion to redeem is filed. The purchaser will also be reimbursed for any taxes that have been paid since the sale and any additional funds, **at the purchaser's demand**, as set forth in T.C.A. § 67-5-2701(e). We advise that no improvements be made on the property during that year, because you may not be reimbursed for your investment.

THIS INFORMATION IS INTENDED TO PROVIDE INFORMATION AND SHOULD NOT BE RELIED UPON AS LEGAL ADVICE. PLEASE CONSULT AN ATTORNEY REGARDING LEGAL QUESTIONS OR CHANGES IN THE LAW.