

## Quick Reference Guide to Tennessee

### **Type of Tax Sale:**

Redeemable Tax Deed Sale

### **How Tax Sale Buyers Get Title / Owner Loses Property:**

The property is sold at a redeemable tax deed sale, and if the owner does not redeem within one year, the property is lost to the tax sale buyer.

### **Governmental Body Holding Tax Sale:**

County Trustee / Clerk of Court

### **Public Access Law:**

Electronic records are included in the definition of "public records". You're entitled to copies of any non-exempt records. Requests must be answered immediately or within 7 days if the record is not immediately available.

### **How to Get List of Tax-Delinquent Properties:**

Several delinquent lists are prepared prior to the tax deed sale. The actual tax deed sale list is a preliminary list as well because there is a one-year redemption period after the sale.

### **How to Get Your DeedGrabber "Last Minute" List**

Get together the sales results of all tax deed sales in the last year. See which properties have not yet redeemed and approach those owners before the 1 year redemption period ends.

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