RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Johnny Trail and Michelle Holleman

GRANTEE(s)
TCIF REO2, LLC

Davidson County DEEDTRS
Recvd: 01/13/04 08:07 3pgs
Fees:18.00 Taxes:466.96
20040113-0004914

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 30, 2000 and recorded on September 15, 2000 as Instrument No. 20000915-0092087 in the Register's Office of Davidson County, Tennessee, Johnny Trail, and Michelle Holleman conveyed to Patsi B. Gregory, Robertson County, TN, as Trustee for The Provident Bank dba PCFS Financial Services, Inc., the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on December 31, 2003 as Instrument No. 200312310184206 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on December 31, 2003 at the Gaylord Entertainment Center in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to TCIF REO2, LLC, at and for the sum of $126,204.90, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by TCIF REO2, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said TCIF REO2, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 487 on the plan of Priest Lake Park, Section 7-A, as of record in Plat Book 5200, Pages 107-109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to the grantor(s) herein by deed being simultaneously recorded herewith, said Register's Office.

Commonly known as: 3413 Meadowlake Terrace, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto TCIF REO2, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 31 day of December 2023.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 31 day of December, 2023.

DONNA R. HAMILTON
MY COMM. EXP.
NOTARY
PUBLIC
SEPT. 3, 2027
SALINE CO., ARKANSAS

Notary Public

My Commission Expires: _____

W&A No. 902-203628

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,204.90, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 31 day of December, 2003

DONNA R. HAMILTON MY COMM. EXP. NOTARY PUBLIC SEPT. 3, 2007 SALINE CO., ARKANSAS

Donna R Hamilton
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
TCIF REO2, LLC
500 Enterprise Road
Suite 150
Horsham, PA 19044

Parcel No. 136-10-36.00

DSTDeedforPMI_BBoone_031231_1024

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

W&A No. 902-203628