PICK-UP

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sean Scarbrough and Daphne McCain

GRANTEE(s)
Roy Huddleston & Lisa Dodge

Davidson County DEEDTRS
Recvd: 04/06/04 12:00 3pgs
Fees:18.00 Taxes:422.23
20040406-0038858

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 29, 2001 and recorded on July 16, 2001 as Instrument No. 20010716-0075123 in the Register's Office of Davidson County, Tennessee, Sean Scarbrough, and Daphne McCain conveyed to Richard A. Northcutt, as Trustee for First Franklin Financial Corporation, 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 February 9, 2004 as Instrument No. 20040209-0015147 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 March 10, 2004 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 Roy Huddleston & Lisa Dodge, at and for the sum of $114,155.93, 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 Roy Huddleston & Lisa Dodge 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 Roy Huddleston & Lisa Dodge, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot Number 8 on the Plan of 1st Revision to Stonebridge, of record in Plat Book 9700, Page 244, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Commonly known as: 3040 Stone Bridge Road, Antioch, Tennessee 37013

W&A No. 953-204009

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 Roy Huddleston & Lisa Dodge, 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 10th day of March, 2004.

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 10th day of March, 2004.

DONNA JEAN BRYANT NOTARY PUBLIC PULASKI COUNTY, AR COMM. EXP. 8-4-2010

Notary Public

My Commission Expires: 8/4/10

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 $114,155.93, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Roy Huddleston

_____
Lisa Dodge

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Roy Huddleston & Lisa Dodge, 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 _____, _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Roy Huddleston & Lisa Dodge
222 Cumberland
Nashville, TN 37214

Parcel No. 150-10-0-258.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,155.93
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 2024.
Deputy Register

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