Bill Garrett Davidson County
Batch# 107497 DEEDWARR
06/22/2018 12:40:15 PM 22 pgs
Fees: $113.00 Taxes: $619.75
20180622-0060447

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

This Instrument Prepared By:

ERICA R. JOHNSON, ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Sherzodkhon Dustmukhamedov 1533 Rockglade Run Antioch, Tennessee 37013	Sherzodkhon Dustmukhamedov 1533 Rockglade Run Antioch, Tennessee 37013	149 15 0B 076.00

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
Alondra Nicole Caple	)	**BK No. 18-00811-RM3-7**
***fka* Alondra Nicole Roby**	)	
	)	
Debtor(s).	)	

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Erica R. Johnson, Trustee for Alondra Nicole Caple, hereby bargain, sell, and convey to Sherzodkhon Dustmukhamedov, a married man, all of my interest in the following-described property located in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 422 on the Final Plat of Cambridge Forest Townhomes, Final Subdivision Plat as shown by plat appearing of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alondra Caple, a single woman, by Warranty Deed from The Craig Company of record in Instrument No. 20060324-0033885, Register's Office for Davidson County, Tennessee, dated March 21, 2006 and recorded on March 24, 2006.

Alondra Nicole Caple filed a Chapter 7 bankruptcy petition, docket number 3:18-bk-00811, on February 8, 2018 Upon filing, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.

Alondra Nicole Caple and Alondra Caple are one of the same.

This conveyance is made subject to:

- Subject to Restrictive Covenants of record in Instrument No. 20030806-0112013, Register's Office for Davidson County, Tennessee.

- Subject to all matters on plan of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee.

- Subject to Easements of record in Book 1207, Page 529; Book 1147, Page 148; Book 6881, Page 320; Book 7453, Page 445 and Book 8795, Page 158, Register's Office for Davidson County, Tennessee.

- Subject to Charter for the Homeowner's Association of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.

This is improved property known 1515 Bridgecrest Drive, Unit 422, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Sherzodkhon Dustmukhamedov, his successors and assigns forever. Grantor conveys said property pursuant to Trustee's Motion to Sell Real Property, sent to all creditors and parties in interest on May 21, 2018, no objections having been filed, and the Order Authorizing Sale of Real Property entered by the Court on June 13, 2018.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21 day of June, 2018.

Erica R. Johnson, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Erica R. Johnson, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this ____ day of June, 2018.

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

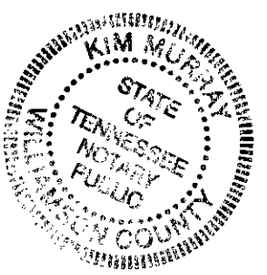
THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $167,500.00.

Affiant

Subscribed and sworn to before me this 21 day of June, 2018.

Notary Public

My Commission Expires: 3/28/22



2/08/18 4:01PM

Fill in this information to identify your case:	
United States Bankruptcy Court for the: MIDDLE DISTRICT OF TENNESSEE	
Case number *(if known)* _____	Chapter you are filing under: ■ Chapter 7 ☐ Chapter 11 ☐ Chapter 12 ☐ Chapter 13

☐ Check if this an amended filing

Official Form 101
Voluntary Petition for Individuals Filing for Bankruptcy

12/17

The bankruptcy forms use you and Debtor 1 to refer to a debtor filing alone. A married couple may file a bankruptcy case together—called a *joint case*—and in joint cases, these forms use you to ask for information from both debtors. For example, if a form asks, "Do you own a car," the answer would be yes if either debtor owns a car. When information is needed about the spouses separately, the form uses *Debtor 1* and *Debtor 2* to distinguish between them. In joint cases, one of the spouses must report information as *Debtor 1* and the other as *Debtor 2*. The same person must be *Debtor 1* in all of the forms.

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Identify Yourself

	About Debtor 1:	About Debtor 2 (Spouse Only in a Joint Case):
1. Your full name Write the name that is on your government-issued picture identification (for example, your driver's license or passport). Bring your picture identification to your meeting with the trustee.	**Alondra** First name **Nicole** Middle name **Caple** Last name and Suffix (Sr., Jr., II, III)	First name Middle name Last name and Suffix (Sr., Jr., II, III)
2. All other names you have used in the last 8 years Include your married or maiden names.	**FKA Alondra Nicole Roby**	
3. Only the last 4 digits of your Social Security number or federal Individual Taxpayer Identification number (ITIN)	**xxx-xx-4234**	

UNITED STATES BANKRUPTCY COURT SEAL

Attest:
A True Copy
Certified this 6/24/18
U.S. Bankruptcy Court
By _____
Deputy Clerk

Case 3:18-bk-00811 Doc 1 Filed 02/08/18 Entered 02/08/18 16:02:12 Desc Main Document Page 1 of 67

2/08/18 4:01PM

Debtor 1 **Alondra Nicole Caple** Case number *(if known)*

	About Debtor 1:	About Debtor 2 (Spouse Only in a Joint Case):
4. Any business names and Employer Identification Numbers (EIN) you have used in the last 8 years Include trade names and *doing business as* names	■ I have not used any business name or EINs. Business name(s) EINs	☐ I have not used any business name or EINs. Business name(s) EINs
5. Where you live	**1515 Bridgecrest Drive Unit 422** **Antioch, TN 37013** Number, Street, City, State & ZIP Code **Davidson** County **If your mailing address is different from the one above, fill it in here.** Note that the court will send any notices to you at this mailing address. Number, P.O. Box, Street, City, State & ZIP Code	**If Debtor 2 lives at a different address:** Number, Street, City, State & ZIP Code County **If Debtor 2's mailing address is different from yours, fill it in here.** Note that the court will send any notices to this mailing address. Number, P.O. Box, Street, City, State & ZIP Code
6. Why you are choosing *this district* to file for bankruptcy	*Check one:* ■ Over the last 180 days before filing this petition, I have lived in this district longer than in any other district. ☐ I have another reason. Explain. (See 28 U.S.C. § 1408.)	*Check one:* ☐ Over the last 180 days before filing this petition, I have lived in this district longer than in any other district. ☐ I have another reason. Explain. (See 28 U.S.C. § 1408.)

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Debtor 1 **Alondra Nicole Caple** Case number *(if known)* _____

Part 2: Tell the Court About Your Bankruptcy Case

7. The chapter of the Bankruptcy Code you are choosing to file under

Check one. (For a brief description of each, see *Notice Required by 11 U.S.C. § 342(b) for Individuals Filing for Bankruptcy (Form 2010)*). Also, go to the top of page 1 and check the appropriate box.

- ■ Chapter 7
- ☐ Chapter 11
- ☐ Chapter 12
- ☐ Chapter 13

8. How you will pay the fee

- ☐ **I will pay the entire fee when I file my petition.** Please check with the clerk's office in your local court for more details about how you may pay. Typically, if you are paying the fee yourself, you may pay with cash, cashier's check, or money order. If your attorney is submitting your payment on your behalf, your attorney may pay with a credit card or check with a pre-printed address.
- ■ **I need to pay the fee in installments.** If you choose this option, sign and attach the *Application for Individuals to Pay The Filing Fee in Installments* (Official Form 103A).
- ☐ **I request that my fee be waived** (You may request this option only if you are filing for Chapter 7. By law, a judge may, but is not required to, waive your fee, and may do so only if your income is less than 150% of the official poverty line that applies to your family size and you are unable to pay the fee in installments). If you choose this option, you must fill out the *Application to Have the Chapter 7 Filing Fee Waived* (Official Form 103B) and file it with your petition.

9. Have you filed for bankruptcy within the last 8 years?

- ■ No.
- ☐ Yes.

District _____ When _____ Case number _____
District _____ When _____ Case number _____
District _____ When _____ Case number _____

10. Are any bankruptcy cases pending or being filed by a spouse who is not filing this case with you, or by a business partner, or by an affiliate?

- ■ No
- ☐ Yes.

Debtor _____ Relationship to you _____
District _____ When _____ Case number, if known _____
Debtor _____ Relationship to you _____
District _____ When _____ Case number, if known _____

11. Do you rent your residence?

- ■ No. Go to line 12.
- ☐ Yes. Has your landlord obtained an eviction judgment against you?
  - ☐ No. Go to line 12.
  - ☐ Yes. Fill out *Initial Statement About an Eviction Judgment Against You* (Form 101A) and file it with this bankruptcy petition.

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Debtor 1 **Alondra Nicole Caple** Case number *(if known)*

Part 3: Report About Any Businesses You Own as a Sole Proprietor

12. Are you a sole proprietor of any full- or part-time business?

A sole proprietorship is a business you operate as an individual, and is not a separate legal entity such as a corporation, partnership, or LLC.

If you have more than one sole proprietorship, use a separate sheet and attach it to this petition.

- ■ No. Go to Part 4.
- ☐ Yes. Name and location of business

Name of business, if any

Number, Street, City, State & ZIP Code

Check the appropriate box to describe your business:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ None of the above

13. Are you filing under Chapter 11 of the Bankruptcy Code and are you a *small business debtor*?

For a definition of *small business debtor*, see 11 U.S.C. § 101(51D).

If you are filing under Chapter 11, the court must know whether you are a small business debtor so that it can set appropriate deadlines. If you indicate that you are a small business debtor, you must attach your most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. 1116(1)(B).

- ■ No. I am not filing under Chapter 11.
- ☐ No. I am filing under Chapter 11, but I am NOT a small business debtor according to the definition in the Bankruptcy Code.
- ☐ Yes. I am filing under Chapter 11 and I am a small business debtor according to the definition in the Bankruptcy Code.

Part 4: Report if You Own or Have Any Hazardous Property or Any Property That Needs Immediate Attention

14. Do you own or have any property that poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety? Or do you own any property that needs immediate attention?

For example, do you own perishable goods, or livestock that must be fed, or a building that needs urgent repairs?

- ■ No.
- ☐ Yes.

What is the hazard?

If immediate attention is needed, why is it needed?

Where is the property?

Number, Street, City, State & Zip Code

Debtor 1 **Alondra Nicole Caple** Case number *(if known)*

Part 5: Explain Your Efforts to Receive a Briefing About Credit Counseling

15. Tell the court whether you have received a briefing about credit counseling.

The law requires that you receive a briefing about credit counseling before you file for bankruptcy. You must truthfully check one of the following choices. If you cannot do so, you are not eligible to file.

If you file anyway, the court can dismiss your case, you will lose whatever filing fee you paid, and your creditors can begin collection activities again.

About Debtor 1:

You must check one:

■ **I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, and I received a certificate of completion.**

Attach a copy of the certificate and the payment plan, if any, that you developed with the agency.

☐ **I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, but I do not have a certificate of completion.**

Within 14 days after you file this bankruptcy petition, you MUST file a copy of the certificate and payment plan, if any.

☐ **I certify that I asked for credit counseling services from an approved agency, but was unable to obtain those services during the 7 days after I made my request, and exigent circumstances merit a 30-day temporary waiver of the requirement.**

To ask for a 30-day temporary waiver of the requirement, attach a separate sheet explaining what efforts you made to obtain the briefing, why you were unable to obtain it before you filed for bankruptcy, and what exigent circumstances required you to file this case.

Your case may be dismissed if the court is dissatisfied with your reasons for not receiving a briefing before you filed for bankruptcy. If the court is satisfied with your reasons, you must still receive a briefing within 30 days after you file. You must file a certificate from the approved agency, along with a copy of the payment plan you developed, if any. If you do not do so, your case may be dismissed.

Any extension of the 30-day deadline is granted only for cause and is limited to a maximum of 15 days.

☐ **I am not required to receive a briefing about credit counseling because of:**

☐ **Incapacity.**
I have a mental illness or a mental deficiency that makes me incapable of realizing or making rational decisions about finances.

☐ **Disability.**
My physical disability causes me to be unable to participate in a briefing in person, by phone, or through the internet, even after I reasonably tried to do so.

☐ **Active duty.**
I am currently on active military duty in a military combat zone.

If you believe you are not required to receive a briefing about credit counseling, you must file a motion for waiver credit counseling with the court.

About Debtor 2 (Spouse Only in a Joint Case):

You must check one:

☐ **I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, and I received a certificate of completion.**

Attach a copy of the certificate and the payment plan, if any, that you developed with the agency.

☐ **I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, but I do not have a certificate of completion.**

Within 14 days after you file this bankruptcy petition, you MUST file a copy of the certificate and payment plan, if any.

☐ **I certify that I asked for credit counseling services from an approved agency, but was unable to obtain those services during the 7 days after I made my request, and exigent circumstances merit a 30-day temporary waiver of the requirement.**

To ask for a 30-day temporary waiver of the requirement, attach a separate sheet explaining what efforts you made to obtain the briefing, why you were unable to obtain it before you filed for bankruptcy, and what exigent circumstances required you to file this case.

Your case may be dismissed if the court is dissatisfied with your reasons for not receiving a briefing before you filed for bankruptcy.

If the court is satisfied with your reasons, you must still receive a briefing within 30 days after you file. You must file a certificate from the approved agency, along with a copy of the payment plan you developed, if any. If you do not do so, your case may be dismissed.

Any extension of the 30-day deadline is granted only for cause and is limited to a maximum of 15 days.

☐ **I am not required to receive a briefing about credit counseling because of:**

☐ **Incapacity.**
I have a mental illness or a mental deficiency that makes me incapable of realizing or making rational decisions about finances.

☐ **Disability.**
My physical disability causes me to be unable to participate in a briefing in person, by phone, or through the internet, even after I reasonably tried to do so.

☐ **Active duty.**
I am currently on active military duty in a military combat zone.

If you believe you are not required to receive a briefing about credit counseling, you must file a motion for waiver of credit counseling with the court.

2/08/18 4:01PM

Debtor 1 **Alondra Nicole Caple** Case number *(if known)*

Part 6: Answer These Questions for Reporting Purposes

16. What kind of debts do you have?

16a. **Are your debts primarily consumer debts?** *Consumer debts* are defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."

☐ No. Go to line 16b.

■ Yes. Go to line 17.

16b. **Are your debts primarily business debts?** *Business debts* are debts that you incurred to obtain money for a business or investment or through the operation of the business or investment.

☐ No. Go to line 16c.

☐ Yes. Go to line 17.

16c. State the type of debts you owe that are not consumer debts or business debts

17. Are you filing under Chapter 7?

☐ No. I am not filing under Chapter 7. Go to line 18.

Do you estimate that after any exempt property is excluded and administrative expenses are paid that funds will be available for distribution to unsecured creditors?

■ Yes. I am filing under Chapter 7. Do you estimate that after any exempt property is excluded and administrative expenses are paid that funds will be available to distribute to unsecured creditors?

■ No

☐ Yes

18. How many Creditors do you estimate that you owe?

☐ 1-49	☐ 1,000-5,000	☐ 25,001-50,000
■ 50-99	☐ 5001-10,000	☐ 50,001-100,000
☐ 100-199	☐ 10,001-25,000	☐ More than100,000
☐ 200-999		

19. How much do you estimate your assets to be worth?

☐ $0 - $50,000	☐ $1,000,001 - $10 million	☐ $500,000,001 - $1 billion
☐ $50,001 - $100,000	☐ $10,000,001 - $50 million	☐ $1,000,000,001 - $10 billion
■ $100,001 - $500,000	☐ $50,000,001 - $100 million	☐ $10,000,000,001 - $50 billion
☐ $500,001 - $1 million	☐ $100,000,001 - $500 million	☐ More than $50 billion

20. How much do you estimate your liabilities to be?

☐ $0 - $50,000	☐ $1,000,001 - $10 million	☐ $500,000,001 - $1 billion
☐ $50,001 - $100,000	☐ $10,000,001 - $50 million	☐ $1,000,000,001 - $10 billion
■ $100,001 - $500,000	☐ $50,000,001 - $100 million	☐ $10,000,000,001 - $50 billion
☐ $500,001 - $1 million	☐ $100,000,001 - $500 million	☐ More than $50 billion

Part 7: Sign Below

For you

I have examined this petition, and I declare under penalty of perjury that the information provided is true and correct.

If I have chosen to file under Chapter 7, I am aware that I may proceed, if eligible, under Chapter 7, 11,12, or 13 of title 11, United States Code. I understand the relief available under each chapter, and I choose to proceed under Chapter 7.

If no attorney represents me and I did not pay or agree to pay someone who is not an attorney to help me fill out this document, I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I understand making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to $250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

/s/ Alondra Nicole Caple
Alondra Nicole Caple
Signature of Debtor 1

Executed on **February 8, 2018**
MM / DD / YYYY

Signature of Debtor 2

Executed on
MM / DD / YYYY

2/08/18 4:61PM

Debtor 1 **Alondra Nicole Caple** Case number *(if known)*

For your attorney, if you are represented by one

If you are not represented by an attorney, you do not need to file this page.

I, the attorney for the debtor(s) named in this petition, declare that I have informed the debtor(s) about eligibility to proceed under Chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each chapter for which the person is eligible. I also certify that I have delivered to the debtor(s) the notice required by 11 U.S.C. § 342(b) and, in a case in which § 707(b)(4)(D) applies, certify that I have no knowledge after an inquiry that the information in the schedules filed with the petition is incorrect.

/s/ Mary Beth Ausbrooks Date **February 8, 2018**
Signature of Attorney for Debtor MM / DD / YYYY

Mary Beth Ausbrooks
Printed name

Rothschild & Ausbrooks PLLC
Firm name

1222 16th Avenue South, Suite 12
Nashville, TN 37212-2926
Number, Street, City, State & ZIP Code

Contact phone Email address

3463
Bar number & State

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Information to identify the case:		
Debtor 1	**Alondra Nicole Caple** First Name Middle Name Last Name	Social Security number or ITIN **xxx-xx-4234** EIN __-_____
Debtor 2 (Spouse, if filing)	First Name Middle Name Last Name	Social Security number or ITIN ____ EIN __-_____
United States Bankruptcy Court **MIDDLE DISTRICT OF TENNESSEE**		Date case filed for chapter **7** **2/8/18**
Case number: **3:18-bk-00811**		

Official Form 309A (For Individuals or Joint Debtors)
Notice of Chapter 7 Bankruptcy Case -- No Asset

12/17

For the debtors listed above, a case has been filed under chapter 7 of the Bankruptcy Code. An order for relief has been entered.

This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtors or the debtors' property. For example, while the stay is in effect, creditors cannot sue, garnish wages, assert a deficiency, repossess property, or otherwise try to collect from the debtors. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although debtors can ask the court to extend or impose a stay.

The debtors are seeking a discharge. Creditors who assert that the debtors are not entitled to a discharge of any debts or who want to have a particular debt excepted from discharge may be required to file a complaint in the bankruptcy clerk's office within the deadlines specified in this notice. (See line 9 for more information.)

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or through PACER (Public Access to Court Electronic Records at www.pacer.gov).

The staff of the bankruptcy clerk's office cannot give legal advice.

To help creditors correctly identify debtors, debtors submit full Social Security or Individual Taxpayer Identification Numbers, which may appear on a version of this notice. However, the full numbers must not appear on any document filed with the court.

Do not file this notice with any proof of claim or other filing in the case. Do not include more than the last four digits of a Social Security or Individual Taxpayer Identification Number in any document, including attachments, that you file with the court.

		About Debtor 1:	About Debtor 2:
1.	**Debtor's full name**	Alondra Nicole Caple	
2.	**All other names used in the last 8 years**	fka Alondra Nicole Roby	
3.	**Address**	1515 Bridgecrest Drive Unit 422 Antioch, TN 37013	
4.	**Debtor's attorney** Name and address	MICHELLE LOUVRE SPEZIA ROTHSCHILD & AUSBROOKS PLLC 1222 16TH AVE SOUTH SUITE 12 NASHVILLE, TN 37212	Contact phone: 615-242-3996 Email: marybeth@rothschildbklaw.com
5.	**Bankruptcy trustee** Name and address	ERICA RACHAEL JOHNSON ERICA R JOHNSON, ATTORNEY AT LAW, PLLC 8161 HIGHWAY 100 SUITE 184 NASHVILLE, TN 37221	Contact phone: 615-347-5869 Email: No[illegible]

Attest:
A True Copy
Certified this 2/21/18
U.S. Bankruptcy Court
By _____ **Deputy Clerk**

UNITED STATES BANKRUPTCY COURT SEAL

Debtor **Alondra Nicole Caple** Case number **3:18-bk-00811**

6. Bankruptcy clerk's office Documents in this case may be filed at this address. You may inspect all records filed in this case at this office or online at www.pacer.gov.	701 Broadway Room 170 Nashville, TN 37203	Hours open: 8:00AM-4:00PM Monday-Friday Contact phone: 615-736-5584 Date: 2/9/18
7. Meeting of creditors Debtors must attend the meeting to be questioned under oath. In a joint case, both spouses must attend. Creditors may attend, but are not required to do so.	**March 12, 2018 at 03:00 PM** The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket. ***** Valid photo identification required *****	Location: **Customs House, 701 Broadway, Room 100, Nashville, TN 37203**
8. Presumption of abuse If the presumption of abuse arises, you may have the right to file a motion to dismiss the case under 11 U.S.C. § 707(b). Debtors may rebut the presumption by showing special circumstances.	The Presumption of abuse does not arise.	
9. Deadlines The bankruptcy clerk's office must receive these documents and any required filing fee by the following deadlines.	**File by the deadline to object to discharge or to challenge whether certain debts are dischargeable:** **You must file a complaint:** • if you assert that the debtor is not entitled to receive a discharge of any debts under any of the subdivisions of 11 U.S.C. § 727(a)(2) through (7), or • if you want to have a debt excepted from discharge under 11 U.S.C § 523(a)(2), (4), or (6). **You must file a motion:** • if you assert that the discharge should be denied under § 727(a)(8) or (9).	**Filing deadline:** 5/11/18
	Deadline to object to exemptions: The law permits debtors to keep certain property as exempt. If you believe that the law does not authorize an exemption claimed, you may file an objection.	**Filing deadline:** 30 days after the *conclusion* of the meeting of creditors
10. Proof of claim Please do not file a proof of claim unless you receive a notice to do so.	For holder(s) of a claim secured by a security interest in the debtor's principal residence (Rule3001(c)7(A)): Filing Deadline: **4/19/18** For creditors other than a Claim Secured by a Security Interest in the Debtor's Principal Residence: a date has not been set yet. No property appears to be available to pay creditors. Therefore, please do not file a proof of claim now. If it later appears that assets are available to pay creditors, the clerk will send you another notice telling you that you may file a proof of claim and stating the deadline.	
11. Creditors with a foreign address	If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadlines in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.	
12. Exempt property	The law allows debtors to keep certain property as exempt. Fully exempt property will not be sold and distributed to creditors. Debtors must file a list of property claimed as exempt. You may inspect that list at the bankruptcy clerk's office or online at www.pacer.gov. If you believe that the law does not authorize an exemption that the debtors claim, you may file an objection. The bankruptcy clerk's office must receive the objection by the deadline to object to exemptions in line 9.	

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
Alondra Nicole Caple	)	**BK No. 18-00811-RM3-7**
***fka* Alondra Nicole Roby**	)	
	)	
Debtor(s).	)	

THE DEADLINE FOR FILING A TIMELY RESPONSE IS: June 11, 2018
IF A RESPONSE IS TIMELY FILED, THE HEARING WILL BE: June 26, 2018, 9:00 a.m., Courtroom 1, 2nd Floor, Customs House, 701 Broadway, Nashville, Tennessee 37203

NOTICE OF TRUSTEE'S MOTION TO SELL REAL PROPERTY

Erica R. Johnson, Trustee, has asked the court for the following relief: **to sell real property.** ***This Motion has an exhibit which is not included in the mailing/service of this document in order to save unnecessary expense to the bankruptcy estate. This exhibit can be obtained from the original of this document from the office of the Clerk of this Court or from the Trustee. Please send such request to erjtrustee@erjlaw.com.***

YOUR RIGHTS MAY BE AFFECTED. If you do not want the court to grant the attached motion by entering the attached order, or if you want the court to consider your views on the motion, then on or before the response date stated above, you or your attorney must:

1. File with the court your response or objection explaining your position. Please note: the Bankruptcy Court for the Middle District of Tennessee requires electronic filing. Any response or objection you wish to file must be submitted electronically. To file electronically, you or your attorney must go to the court website and follow the instructions at: <https://ecf.tnmb.uscourts.gov>.

   If you need assistance with Electronic Filing you may call the Bankruptcy Court at (615) 736-5584. You may also visit the Bankruptcy Court in person at: 701 Broadway, 1st Floor, Nashville, TN (Monday - Friday, 8:00 A.M. - 4:00 P.M.).

2. Your response must state the deadline for filing responses, the date of the scheduled hearing and the motion to which you are responding.

If a response is filed before the deadline stated above, the hearing will be held at the time and place indicated above. **THERE WILL BE NO FURTHER NOTICE OF THE HEARING DATE.** You may check whether a timely response has been filed by viewing the case on the court's website at <https://ecf.tnmb.uscourts.gov>.

If you or your attorney does not take these steps, the court may decide that you do not oppose the relief sought in the motion and may enter the attached order granting that relief.

This 21st day of May, 2018

Attest:
A True Copy
Certified this 6/21/18
U.S. Bankruptcy Court
By _____ Deputy Clerk

/s/ Erica R. Johnson
Erica R. Johnson (BPR No. 30939)
ERICA R. JOHNSON,
ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221
(615) 347-5869 – Telephone
erica@erjlaw.com – Email
Attorney for Trustee

UNITED STATES BANKRUPTCY COURT SEAL

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
Alondra Nicole Caple	)	**BK No. 18-00811-RM3-7**
***fka* Alondra Nicole Roby**	)	
	)	
Debtor(s).	)	

TRUSTEE'S MOTION TO SELL REAL PROPERTY

Comes now Erica R. Johnson, Chapter 7 Trustee ("Trustee"), by and through counsel, and moves the Court for an order pursuant to 11 U.S.C. §§ 105(a), 363, 704, and Fed. R. Bankr. P. 2002 and 6004 to approve the sale of the following property of the estate in the manner or on the terms indicated below. In support of this Motion, the Trustee states:

A. BACKGROUND

1. Alondra Nicole Caple ("Debtor") commenced this case by the filing of a voluntary petition under chapter 7 of the U.S. Bankruptcy Code on February 8, 2018 ("Petition Date").

2. The Trustee is the duly appointed and acting trustee in this case.

3. An asset of the bankruptcy estate is real property commonly described as 1515 Bridgecrest Drive, Unit 422, Antioch, Tennessee 37013 ("Property").

4. The Debtor is the sole owner of the Property.

5. The Debtor's interest in the Property is property of the bankruptcy estate pursuant to 11 U.S.C. § 541.

6. As of the Petition Date, the Debtor valued the Property at $170,000.00. *See* Schedule A/B filed February 8, 2018 (Page 10 of Docket Entry 1).

7. The Trustee has performed a preliminary title search. The results of this preliminary title search are as follows:

Creditor	Type of Lien (i.e. deed of trust, statutory, judicial)	Approximate Balance owed as of the time of the filing of the Motion
US Bank National Association, as Successor Trustee, to Bank of America, National Association, successor by merger to LaSalle National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5, c/o Ocwen Loan Servicing, LLC ("Ocwen"), 1st Mortgage Lienholder	Deed of Trust	**$92,329.64** through May 1, 2018 pursuant to Payoff Quote dated April 19, 2018.
U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-SL1, c/o Ocwen Loan Servicing, LLC ("Ocwen"), 2nd Mortgage Lienholder	Deed of Trust	**$11,604.87** through May 1, 2018 pursuant to Payoff Quote dated April 16, 2018.
Cambridge Forest Townhomes Homeowners' Association, Inc. ("Cambridge Forest Townhomes HOA"), HOA Lienholder	HOA	**$2,000.00** pursuant to Schedule D filed February 8, 2018. *See* Page 19 of Docket Entry 1.

8. On Schedule C filed on February 8, 2018, the Debtor claimed an exemption in the Real Property, in the amount of $25,000.00, pursuant to T.C.A. § 26-2-301(f) ("Exemption"). *See* Page 16 of Docket Entry 1.

9. The Trustee and the Debtor have entered into the Agreed Order, which limits the Exemption in the Property and allows a possible reduction of the Exemption if needed ("Agreed Order"). *See* Trustee's Motion for Approval of Agreed Order and Exhibit A – Proposed Agreed Order filed May 2, 2018 (Docket Entry 28).

10. Pursuant to the Agreed Order, the Trustee shall pay any costs of sale, commissions, taxes, the liens referenced in ¶7, and any other liens discovered during a formal title search ("Net Proceeds").

11. Pursuant to the Agreed Order, upon receipt of the sale proceeds, the Trustee shall pay the Debtor fifty percent (50%) of the Net Proceeds, up to $25,000.00, in full satisfaction of the Exemption.

12. Before the filing of this motion, the Trustee employed Eric Johnson, Your Move Real Estate, LLC, ("Realtor") as a realtor to market the Property for sale. *See* Order Authorizing Employment of Realtor entered May 8, 2018 (Docket Entry 36).

13. The Property was listed by the Realtor for sale to the general public on or about April 27, 2018 for $163,000.00.

B. THE SALE

14. The Trustee proposes to sell the Property for One Hundred Sixty-Seven thousand Five Hundred Dollars ($167,500.00) to Sherzodkhon Dustmukhamedov ("Buyer"), who has submitted an earnest money deposit for the purchase of the Property in the amount of One Thousand Dollars ($1,000.00). The closing date for the sale of the Property shall take place within ten (10) days after the Order granting this motion becomes final. The complete Purchase and Sale Agreement is attached hereto as Exhibit "A" and on file in the office of the Clerk of this Court.

15. The Trustee believes that the sales price is fair and reasonable considering the valuation of the property given by the Debtor, the fact that the Property has been listed for sale with the general public, and considering the Property's appraised value.

16. The Buyer is not an insider of the Debtor as defined in 11 U.S.C. § 101(31). The sale represents an arms-length transaction between the parties, made without fraud, collusion, and no attempt has been made by either party to take any unfair advantage of the other. The Buyer is purchasing the Property in good faith pursuant to § 363(m).

17. The Trustee proposes to sell the Property as is and where is and makes no representations or warranties as to the condition of the Property.

18. The Trustee will convey by valid Bankruptcy Trustee's Deed, or other appropriate instrument, the right, title, and interest that Trustee has the right to convey.

19. The sale of the Property is being made free and clear of any interest in the Property held by an entity other than the estate pursuant to 11 U.S.C. § 363(f) because either: (1) applicable non-bankruptcy law permits the sale of the Property free and clear of such interests; (2) such entity consents to the sale; (3) such interest is a lien and the price at which the Property is to be sold is greater than the aggregate value of all liens on such property; (4) such interest is in bona fide dispute; or (5) such entity could be compelled, in a legal or equitable proceedings to accept a money satisfaction of such interest.

20. From the sale proceeds, the Trustee proposes to pay any costs of the sale, commissions, taxes, and exemptions. The Trustee proposes to pay the following commissions, and lienholders:

Ocwen, 1st Mortgage Lienholder	**$92,329.64** through May 1, 2018 pursuant to Payoff Quote dated April 19, 2018. The Trustee will request an updated payoff through the closing date and disburse the amount of the updated payoff.
Ocwen, 2nd Mortgage Lienholder	**$11,604.87** through May 1, 2018 pursuant to Payoff Quote dated April 16, 2018. The Trustee will request an updated payoff through the closing date and disburse the amount of the updated payoff.
Cambridge Forest Townhomes HOA, HOA Lienholder	**$2,000.00** pursuant to Schedule D filed February 8, 2018. *See* Page 19 of Docket Entry 1. The Trustee will request an updated payoff through the closing date and disburse the amount of the updated payoff.
Real Estate Commission	Six percent (6%) of gross proceeds per L.B.R. 6005-1(c), to be paid as follows: 1. **$5,025.00** to the Realtor, Seller's Agent. 2. **$5,025.00** to Allyson Woosley, Parks, Buyer's Agent.
Debtor's Exemption	Fifty percent (50%) of the Net Proceeds, up to $25,000.00. *See* Trustee's Motion for Approval of Agreed Order and Exhibit A – Proposed Agreed Order filed May 2, 2018 (Docket Entry 28).

Other costs and expenses:	*See* Purchase and Sale Agreement previously referenced as Exhibit A.

21. The estimated net proceeds to the bankruptcy estate from the sale are expected to be approximately Twenty-Two Thousand Dollars ($22,000.00) (i.e. $167,500.00 less liens referenced in ¶7; less ten percent (10%) cost of sale; less the Exemption). The Trustee does not have the title insurance commitment yet, but a preliminary title search indicated that there are two (2) deeds of trust and one (1) statutory/HOA lien against the Property. The Trustee will pay any other liens of record at closing that are revealed by the final title search.

22. The Trustee believes the sale is in the best interest of the bankruptcy estate, the Debtor, creditors and other parties in interest and should be approved.

WHEREFORE, the Trustee requests that the Court enter an Order, submitted by the Trustee, in the absence of any timely filed objection to this Motion, which:

A. Authorizes the Trustee to sell the Property under the terms and conditions described above;

B. Approves the sale of the Property pursuant to 11 U.S.C. § 363(b), (f), (h), (m), and (n) and Fed. R. Bankr. P. 6004;

C. Declares that the liens of Ocwen, 1st Mortgage Lienholder; Ocwen, 2nd Mortgage Lienholder; and Cambridge Forest Townhomes HOA, HOA Lienholder, attach to the proceeds of the sale of the Property;

D. Approves the payment of sale proceeds to: (1) the costs of sale as outlined in the Purchase and Sale Agreement previously referenced as Exhibit A.; (2) Ocwen, 1st Mortgage Lienholder, in full satisfaction of its lien against the Property; (3) Ocwen, 2nd Mortgage Lienholder, in full satisfaction of its lien against the Property; (4) Cambridge Forest Townhomes HOA, HOA

Lienholder, in full satisfaction of its lien against the Property; and (5) Alondra Nicole Caple in full satisfaction of the Exemption in the Property;

E. Waives the fourteen (14) day stay of the order approving the sale under Fed. R. Bankr. P. 6004(h);

F. Requires the Trustee to file a final report of sale with the Court in accordance with Fed. R. Bankr. P. 6004(f) and LBR 6004-1; and

G. Grants such other relief that the Court deems just and proper.

Dated this 21st day of May, 2018.

/s/ Erica R. Johnson
Erica R. Johnson (BPR No. 30939)
ERICA R. JOHNSON,
ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221
(615) 347-5869 – Telephone
erica@erjlaw.com – Email
Attorney for Trustee

CERTIFICATE OF SERVICE

I certify that a true and exact copy of the Motion to Sell Real Property, *proposed* Order Authorizing the Sale of Real Property, and Notice of Motion was served upon all creditors and parties in interest, as shown on the mailing matrix which is attached to the original of this document and on file in the office of the Clerk of this Court, on this 21st day of May, 2018.

/s/ Erica R. Johnson
Erica R. Johnson

Randal S. Mashburn
U.S. Bankruptcy Judge

Dated: 6/13/2018

Attest:
A True Copy
Certified this 6/21/18
U.S. Bankruptcy Court
By _____ Deputy Clerk

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
Alondra Nicole Caple	)	**BK No. 18-00811-RM3-7**
***fka* Alondra Nicole Roby**	)	
	)	
Debtor(s).	)	

ORDER AUTHORIZING SALE OF REAL PROPERTY

The Trustee having filed with the Court a Motion to Sell Real Property, notice of the Motion to Sell Real Property being provided to the parties to which notice is required pursuant to Local Rule 9013-1, and no objection to this motion having been presented;

IT IS HEREBY ORDERED as follows:

A. That the Trustee is authorized to sell all of her right, title and interest in real property commonly described as 1515 Bridgecrest Drive, Unit 422, Antioch, Tennessee 37013 ("Property") for One Hundred Sixty-Seven thousand Five Hundred Dollars ($167,500.00) to Sherzodkhon Dustmukhamedov under the terms and conditions set forth in the Trustee's Motion to Sell Real Property previously filed with this Court (Docket Entry 41) ("Motion').

B. That the sale is approved pursuant to 11 U.S.C. § 363(b), (f), (h), (m), and (n) and Fed. R. Bankr. P. 6004.

C. That the following liens against the Property attach to the proceeds of the sale:

Creditor	Approximate Balance owed as of the time of the filing of the Motion
US Bank National Association, as Successor Trustee, to Bank of America, National Association, successor by merger to LaSalle National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5, c/o Ocwen Loan Servicing, LLC ("Ocwen"), 1st Mortgage Lienholder	**$92,329.64** through May 1, 2018 pursuant to Payoff Quote dated April 19, 2018. The Trustee will request an updated payoff through the closing date and disburse the amount of the updated payoff.
U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-SL1, c/o Ocwen Loan Servicing, LLC ("Ocwen"), 2nd Mortgage Lienholder	**$11,604.87** through May 1, 2018 pursuant to Payoff Quote dated April 16, 2018. The Trustee will request an updated payoff through the closing date and disburse the amount of the updated payoff.
Cambridge Forest Townhomes Homeowners' Association, Inc. ("Cambridge Forest Townhomes HOA"), HOA Lienholder	**$2,000.00** pursuant to Schedule D filed February 8, 2018. *See* Page 19 of Docket Entry 1. The Trustee will request an updated payoff through the closing date and disburse the amount of the updated payoff.

D. That the following payments of sale proceeds are approved and the Trustee is authorized to disburse such amounts:

Ocwen, 1st Mortgage Lienholder	**$92,329.64** through May 1, 2018 pursuant to Payoff Quote dated April 19, 2018. The Trustee will request an updated payoff through the closing date and disburse the amount of the updated payoff.
Ocwen, 2nd Mortgage Lienholder	**$11,604.87** through May 1, 2018 pursuant to Payoff Quote dated April 16, 2018. The Trustee will request an updated payoff through the closing date and disburse the amount of the updated payoff.
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Real Estate Commission	Six percent (6%) of gross proceeds per L.B.R. 6005-1(c), to be paid as follows: 1. **$5,025.00** to Eric Johnson, Your Move Real Estate, LLC, Seller's Agent. 2. **$5,025.00** to Allyson Woosley, Parks, Buyer's Agent.

Debtor's Exemption	Fifty percent (50%) of the Net Proceeds (as defined in the Motion), up to $25,000.00, to Alondra Nicole Caple. *See* Trustee's Motion for Approval of Agreed Order and Exhibit A – Proposed Agreed Order filed May 2, 2018 (Docket Entry 28).
Other costs and expenses:	*See* Purchase and Sale Agreement attached to the Motion as Exhibit A.

E. That this order shall be immediately effective upon entry notwithstanding Fed. R. Bankr. P. 6004(h) and any other of the Federal Rules of Bankruptcy Procedure.

This order was signed and entered electronically as indicated at the top of the first page.

Submitted for Entry:

/s/ Erica R. Johnson
Erica R. Johnson (BPR No. 30939)
ERICA R. JOHNSON,
ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221
(615) 347-5869 – Telephone
erica@erjlaw.com – Email
Attorneys for Trustee

This Order has been electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.