ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
IRA Innovations, LLC 100 Concourse Parkway Birmingham, AL 35244 B. Claire Kuzma 2411 Jack Teasley Rd. Pleasant View, TN 37146	NEW OWNERS	061-06-0-139.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

Karen Y Johnson Davidson County
Batch# 156167 DEEDTRS
11/02/2018 11:05:30 AM 7 pgs
Fees: $38.00 Taxes: $392.20
20181102-0108821

SUCCESSOR TRUSTEE'S DEED

This indenture made the 1st day of November, 2018, by and between Robert J. Notestine III, Trustee (party of the first part) and IRA Innovations, LLC, FBO Mark Kuzma IRA and B. Claire Kuzma, party(ies) of the second part.

W I T N E S S E T H:

WHEREAS, on the 3rd day of March, 2017, Michael R. Zeller by virtue of the Deed of Trust of record in Instrument 20170307-0022281 and Modification of Promissory Note and Deed of Trust in Instrument No. 20171026-0109726, which were duly registered in the Register's Deed for Davidson County, Tennessee, whereby was conveyed a parcel of real property which is described in the Deed of Trust as follows:

> TRACT I
> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Allison Heights of record in Plat Book 2330, page 142, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 6 fronts 70 feet on the West side of Glynda Drive, and runs back 184 feet on the North line, and 187 feet on the South line, to the east right-of-way line of the Louisville & Nashville Railroad, as shown on said plat, on which it measures 112.3 feet.
>
> Being the same property conveyed to Michael R. Zeller, unmarried by Warranty Deed from Profile & Principle, LLC, a Tennessee limited liability company dated February 9, 2017 and record on February 15, 2017 in Instrument No. 20170215-0015604, Register's Office for Davidson County, Tennessee

This is improved property commonly known as 4201 Glynda Drive, Nashville, Tennessee 37216.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $106,000.00
(
(
(Affiant
(
(Subscribed and sworn to before me
(this 1st day of November, 2018.
(
(
(Notary Public
(
(My Commission Expires: 1-10-19
(

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: The Westview Newspaper, LLC dba/The Ledger giving the time and place and terms of sale.

AND WHEREAS, on the 1st day of November, 2018, at 10:00 o'clock a.m. at the south entrance of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of One Hundred and Six Thousand Cents ($ 106,000.00), the party(ies) of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, IRA Innovations, LLC FBO Mark Kuzma IRA and B. Claire Kuzma, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, their heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

This conveyance is subject to the rights and interest of the Davidson County, Trustee and the Internal Revenue Service, Department of Treasury and Mark A. Gibson.

Proper Notice was given to the Internal Revenue Serve as required by law. A copy of the letter and signed green card is attached as collective Exhibit A. Service on the Internal Revenue Service was by certified mail, returned receipt request, which has been verified by the Lender.

WITNESSETH the hand of the first party, the date and year first above written.

ROBERT J. NOTESTINE III
Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert J. Notestine III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of November, 2018.

Notary Public

My Commission Expires: 1-6-19

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Exhibit A

THE LAW OFFICES OF
ROBERT J. NOTESTINE III

109 Kenner Avenue
Suite 201
Nashville, TN 37205

(615) 297-1568, Ext. 11
(615) 297-2413 (fax)
bob@bellemeadetitle.com
Web Page: www.notestinclaw.com
Vicky McMillen, Legal Assistant, Ext 16

September 26, 2018

District Director
Internal Revenue Service
Federal Building, U. S. Courthouse
801 Broadway
Nashville, TN 37203

CERTIFIED MAIL
RETURN RECEIPT
RECEIPT NO. 7016 1970 0000 1245 2474

Re: Notice to Creditors - Successor Trustee's Sale
Michael R. Zeller, 4201 Glynda Drive, Nashville, TN 37216 and 1407 Franklin Avenue, Nashville, Tennessee 37206.

Re: Foreclosure on Deed of Trust by IRA Innovations, LLC, FBO Mark Kuzma, IRA and B. Claire Kuzma. - Property Address: 4201 Glynda Drive, Nashville, TN 37216 and 1305 McKennie Avenue, Nashville, TN 37206, Owner/Taxpayer: Michael R. Zeller, Foreclosure Instrument: Deed of Trust in the original amount of $305,000.00 of record in Instrument No. 20170307-0022281, Register's Office for Nashville, Davidson County, Tennessee dated March 3, 2017 and recorded March 7, 2017.

Dear District Director:

Please find enclosed a Notice of Foreclosure regarding the above-captioned real property. The sale if set for Thursday, November 1, 2018, and may be subject to the right of redemption by the Internal Revenue Service. The balance owed to the mortgagee, IRA Innovations, LLC, FBO Mark Kuzma, IRA and B. Claire Kuzma by Mr. Zeller is approximately $296,000.00 with interest accruing daily and Deed of Trust dated December 7, 2012 payable to William Bruce Jones, Jr. and Timothy G. Marlett in the amount of $250,000.00.

For reference purposes, please note that our title examination has revealed that the Internal Revenue Service has filed liens affecting this property in Instrument No. 20171204-0123111, 20180319-0025428, 20180611-0055752 and 20180807-0077539, Register's Office for Davidson County, Tennessee. Copies are attached. Our records also show that the first lien filed by the Internal Revenue Service was filed on December 4, 2017, subsequent in Instrument No. 20171204-0123111, subsequent to my client's deed of trust.

In the event you decide to exercise any redemption rights pursuant to U.S.C. Sub. Sec. 7425 (d) (I) and applicable redemption rights regarding this property please contact this office to obtain an updated pay-off.

Sincerely,

Robert J. Notestine III

Enclosure

cc: IRA Innovations, LLC, FBO Mark Kuzma, IRA and B. Claire Kuzma

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

District Director
Internal Revenue Service
Federal Building, U. S. Courthouse
801 Broadway
Nashville, TN 37203-3816

9590 9402 2708 6351 7318 29

2. Article Number (Transfer from service label)
7016 1970 0000 1245 2474

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Rece

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Elisha Bowen ☐ Agent ☐ Addres

B. Received by (Printed Name) Elisha Bowen C. Date of Deliv 9/28/1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restr Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmatio
☐ Signature Confirmatio Restricted Delivery

USPS TRACKING #
9590 9402 2708 6351 7318 29

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

NOTESTINE LAW FIRM
Robert J. Notestine III, Attorney
109 Kenner Avenue, Suite 201
Nashville, TN 37205

Lkuzma
Enclosure