RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mary D Jones

GRANTEE(s)
Rushmore Loan Management Services LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388
Info@TheWilsonLawFirm.com

Karen Johnson Davidson County
Batch# 326481 DEEDTRS
12/09/2019 07:51:30 AM 10 pgs
Fees: $53.00 Taxes: $917.41
20191209-0126405

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 11, 2018 and recorded July 17, 2018, Document No. 20180717-0069478 in the Register's Office of Davidson County, Tennessee, Mary D Jones conveyed to K. Thomas Sidwell, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Tennessee Trust Mortgage, Inc., its successors and assigns, 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, Rushmore Loan Management Services LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 13, 2019, Document No. 201911130116971, at 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 Rushmore Loan Management Services LLC has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to December 4, 2019; and

WHEREAS, pursuant to said advertisement and notice, on December 4, 2019, in Nashville, Tennessee, 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 Rushmore Loan Management Services LLC, at and for the sum of $247,948.00, that being the highest and best bid offered; and

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

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 Rushmore Loan Management Services LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to Rushmore Loan Management Services LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land located in Davidson County, Tennessee, being all of Lot No. 40 on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 40 begins at a point in the Northwest margin of Grubbs Road, being the common corner of Lot Nos. 39 and 40 and runs with the Northwest margin of Grubbs Road in a

Southwesterly direction 63 feet to the common corner of Lot Nos 40 and 41; thence 118.1 feet in a Northwesterly direction to a concrete monument, which is the common corner of Lot Nos. 40, 41, and 42; thence in a Northerly direction 98.1 feet to a concrete monument which is the corner of Lot Nos. 39 and 40; thence 193.3 feet in an Easterly direction to the point of beginning. (Legal description revised pursuant to an Attorney's Affidavit recorded prior to foreclosure.)

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20180717-0069477, Register's Office for Davidson County, Tennessee.

Commonly known as: 3707 Grubbs Road, Nashville, TN 37211.

Tax Parcel No.: 133070238.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1)

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 Rushmore Loan Management Services LLC, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 5 day of December, 2019.

Wilson & Associates, PLLC

By: _____
Maria Yoder, Attorney (TN Bar #30713)
Email: Info@TheWilsonLawFirm.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 5 day of December, 2019.

BETTYE BOONE
MY COMMISSION # 12698721
EXPIRES: August 4, 2026
Pulaski County

_____
Notary Public

My Commission Expires: 8/4/2026

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 $247,948.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

EXECUTED on this 5 day of December, 2019.

Wilson & Associates, PLLC

By: _____
Maria Yoder (TN Bar #30713)
Wilson & Associates, PLLC, as Agent of Grantee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, this 5 day of December, 2019.

Bettye Boone
Notary Public

My Commission Expires: 8/4/2026

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rushmore Loan Management Services LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

STATE OF ARKANSAS NOTARY PUBLIC
BETTYE BOONE
MY COMMISSION # 12698721
EXPIRES: August 4, 2026
Pulaski County

COST OF PUBLICATION

First Insertion	**$230.00**
Second Insertion	**230.00**
Third Insertion	**230.00**
Total	**$690.00**

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated July 11, 2018, and the Deed of Trust of even date securing the same, recorded July 17, 2018, Document No. 20180717-0069478, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Mary D Jones, conveying certain property therein described to K. Thomas Sidwell as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Tennessee Trust Mortgage, Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Rushmore Loan Management Services LLC.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Rushmore Loan Management Services LLC, will, on **December 4, 2019 on or about 9:00 AM, at the Bridgestone Arena, Nashville, Tennessee,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land located in Davidson County, Tennessee, being all of Lot No. 40 on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 40 begins at a point in the Northwest margin of Grubbs Road, being the common corner of Lot Nos. 39 and 40 and runs with the Northwest margin of Grubbs Road in a Southwesterly direction 63 feet to the common corner of Lot Nos 40 and 41; thence 118.1 feet in a Northwesterly direction to a concrete monument, which is the common corner of Lot Nos. 40, 41, and 42; thence in a Northerly direction 98.1 feet to a concrete monument which is the corner of Lot Nos. 39 and 40; thence 193.3 feet in an Easterly direction to the point of beginning. (Legal description revised pursuant to an Attorney's Affidavit recorded prior to foreclosure.)

ALSO KNOWN AS: 3707 Grubbs Road, Nashville, TN 37211

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property:

MARY D JONES

CONN APPLIANCES, INC.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed for a period of two weeks. In such situations, notices will be mailed to interested parties of record. **W&A No. 341783**

DATED October 29, 2019

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Nov. 1, 8, 15, 2019 Fo145935

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

November 1, 2019
November 8, 2019
November 15, 2019

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this **15th** day of **November 2019,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Jamie Carpenter** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this **15th** day of **November 2019.**

WHITNEY C. LOVE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2021

Notary Public

WILSON

201912090126405

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF ARKANSAS
COUNTY OF PULASKI

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. I am the Attorney with a certain Deed of Trust, dated July 11, 2018, recorded, July 17, 2018, Document No. 20180717-0069478, in the real estate records of Davidson County, Tennessee, executed by Mary D Jones in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Tennessee Trust Mortgage, Inc., its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Tennessee Trust Mortgage, Inc., its successors and assigns.

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 5 day of December, 2019.

Maria Yoder, Attorney (TN Bar #30713)
Wilson & Associates, PLLC

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria Yoder, as Attorney, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Attorney for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 5 day of December, 2019.

BETTYE BOONE
MY COMMISSION # 12698721
EXPIRES: August 4, 2026
Pulaski County

Bettye Boone
Notary Public

My Commission Expires: 8/4/2026

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
400 West Capitol Avenue

W&A No. 341783
799421

Suite 1400
Little Rock, AR 72201
(501)219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

Comes the undersigned affiant who, upon oath and affirmation, states as follows:

That I am more than 18 years of age, suffer no legal disability.

That default occurred on Deed of Trust dated July 11, 2018, executed by Mary D Jones, as mortgagor(s), in favor of K. Thomas Sidwell as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Tennessee Trust Mortgage, Inc., its successors and assigns, and recorded July 17, 2018, Document No. 20180717-0069478 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land located in Davidson County, Tennessee, being all of Lot No. 40 on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Said Lot No. 40 begins at a point in the Northwest margin of Grubbs Road, being the common corner of Lot Nos. 39 and 40 and runs with the Northwest margin of Grubbs Road in a Southwesterly direction 63 feet to the common corner of Lot Nos 40 and 41; thence 118.1 feet in a Northwesterly direction to a concrete monument, which is the common corner of Lot Nos. 40, 41, and 42; thence in a Northerly direction 98.1 feet to a concrete monument which is the corner of Lot Nos. 39 and 40; thence 193.3 feet in an Easterly direction to the point of beginning. (Legal description revised pursuant to an Attorney's Affidavit recorded prior to foreclosure.)
>
> Commonly known as: 3707 Grubbs Road, Nashville, TN 37211.

That a foreclosure sale of said property was scheduled for sale on December 4, 2019.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service, on the above referenced property, filed of record on April 18, 2011, at Instrument# 20110418-0029578, in the real estate records of Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue Service was mailed out via certified mail at least 25 days prior to the date of sale and the tracking number for said notice letter is attached hereto and incorporated herein.

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

FURTHER AFFIANT SAYETH NAUGHT.

DATED this 5 day of December, 2019.

WILSON AND ASSOCIATES, P.L.L.C.

By: _____

W&A No. 341783
799421

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared Maria Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bettye Boone
Notary Public

My Commission Expires:
8/4/2026

STATE OF ARKANSAS NOTARY PUBLIC
BETTYE BOONE
MY COMMISSION # 12698721
EXPIRES: August 4, 2026
Pulaski County

WILSON & ASSOCIATES, P.L.L.C.
www.thewilsonlawfirm.com
Attorneys at Law

400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
Phone: (501)219-9388
Fax: (501)219-9458

October 29, 2019

INTERNAL REVENUE SERVICE
Attention: Wendy Smoot
801 Broadway, MDP 53
Nashville, TN 37203

RE: Mary D Jones
3707 Grubbs Road, Nashville, TN 37211
W&A No. 341783; Servicer: Rushmore Loan Management Services LLC

Dear INTERNAL REVENUE SERVICE
Attention: Wendy Smoot:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a Deed of Trust superior to federal tax lien of record, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. A copy of the federal tax lien(s);
2. Sale date and location: December 4, 2019 at 9:00 AM at the Bridgestone Arena, Nashville TN; and
3. The principal balance due is $302,516.36; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,
WILSON & ASSOCIATES, P.L.L.C.

3758

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
775468111

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20110022592 LIENFTL
Recvd: 04/18/11 09:48 1 pgs
Fees:12.00 Taxes:0.00
20110418-0029578

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer MARY J JONES

Residence
2604 SHREEVE LN
NASHVILLE, TN 37207-3626

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003	XXX-XX-0593	03/27/2006	04/26/2016	1049.63
1040	12/31/2004	XXX-XX-0593	05/22/2006	06/21/2016	
1040	12/31/2004	XXX-XX-0593	05/22/2006	06/21/2016	15015.85

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 16065.48

This notice was prepared and signed at NASHVILLE, TN, on this, the 12th day of April, 2011.

Signature
for FRED BANKS

Title
ACS SBSE
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

True Copy Certification

I, Maria Yoder, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Bettye Boone, a notary public for this county and state, Maria Yoder, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Bettye Boone
Notary's Signature

My Commission Expires: 8/4/2026
Notary' Seal (if on paper)

STATE OF ARKANSAS NOTARY PUBLIC

BETTYE BOONE
MY COMMISSION # 12698721
EXPIRES: August 4, 2026
Pulaski County