Karen Johnson Davidson County
Batch# 358161 DEEDTRS
02/13/2020 02:54:36 PM 3 pgs
Fees: $18.00 Taxes: $407.37
20200213-0016808

PREPARED BY:
Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32312
TDP File No.: 19-013245-1

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 17th day of October, 2019, by and between Padgett Law Group, Substitute Trustee, and MAGED SHENOUDA.

WITNESSETH:

THAT, WHEREAS, on August 17, 1998, Ruth H. Hill, a single woman duly executed and acknowledged a Deed of Trust, recorded in Book 11080, Page 423, ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Rhonda Jennings, Trustee for GMAC Mortgage Corporation, the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Legal of the Property: Being Apartment Unit No. 148 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed for a more complete identification and description of such unit.

The last deed of record is a Warranty Deed, recorded on 12/03/1987 at Book 7417, Page 439 recorded in the Register's Office of Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 148 Heritage Trace Drive, Madison, TN 37115, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on September 20, 2019; September 27, 2019; and October 4, 2019.

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions therein contained.

WHEREAS, on the 17th day of October, 2019, at the hour of 10 o'clock AM, local time, at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to MAGED SHENOUDA, at a bid of $110,100.00, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto MAGED SHENOUDA the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: _____

Printed Name: **Brendon Kuhlman**

Authorized Signatory

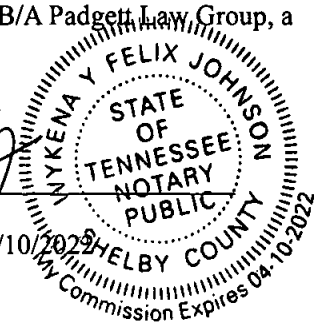
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared Brendon Kuhlman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 17th day of October, 2019.

Notary Signature: _____

My Commission Expires: 04/10/2022



I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $110,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me on the date written above.

Notary Signature: _____

My Commission Expires: _____

Responsible Taxpayer and Property Owner:

MAGED SHENOUDA
1249 WHEATLEY FOREST
BRENTWOOD, TN 37027

Map/Parcel Number: 042 11 0B 127.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 110,100.00
Maged Shenouda, **Affiant**
Subscribed and sworn before me this the
13 **Day of** February, 2020.
Brandi Weiss, **Deputy Register**