Karen Johnson Davidson County
Batch# 484701 DEEDWARR
09/28/2020 02:03:23 PM 6 pgs
Fees: $33.00 Taxes: $51.80
20200928-0111466

THIS INSTRUMENT PREPARED BY:

Michael Gigandet, Attorney
208 Centre St.
Pleasant View, Tenn. 37146
615-746-4949
Fax: 615-746-4950

Address New Owner:
Ms. Regina Logan
Aka Regina Logan Boyd
624 McFerrin Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

Map/Parcel No.
082 08 0 274.00

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

IN RE: KANDI DENISE MARTHEL Debtor.	CASE NO. 16-05504-RM3-7 CHAPTER 7 JUDGE RANDAL S. MASHBURN

TRUSTEE'S DEED

For and in consideration of the sum of FOURTEEN THOUSAND DOLLARS AND NO 00/100 ($14,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Michael Gigandet, Trustee for the Bankruptcy Estate of KANDI DENISE MARTHEL, Case No. 16-05504-RM3-7, in the United States Bankruptcy Court for the Middle District of Tennessee, hereby bargains, sells and conveys unto REGINA LOGAN aka REGINA LOGAN BOYD, all of my interest in the following described property located at 624 McFerrin Avenue, Nashville, Tennessee 37206, in DAVIDSON COUNTY, TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of F.O. Beasley's subdivision of the Vaughn Tract, of record in Book 2, page 105, Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 13 fronts 67 feet more or less on the westerly side of McFerrin Avenue and

runs back between parallel lines with the southerly margin of Mansfield Avenue, 150 feet to an alley.

BEING the same property conveyed to Alonzie C. Logan and wife, Shirley M. Logan by deed from W.J. Driver, as Administrator of Veterans Affairs of record in Book 4268, page 846, Register's Office for Davidson County, Tennessee; the said Shirley M. Logan having since died.

Which has the address of 624 McFerrin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD all of my interest in the said tracts or parcels of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title and interest thereto belonging to KANDI DENISE MARTHEL, her successor and assigns forever. Grantor conveys said property pursuant to Order Overruling Objection to Trustee's Motion for Approval of Compromise and Settlement entered on July 17, 2017, (see Exhibit A), the trustee's motion for compromise and settlement having been previously sent to all creditors and parties in interest on June 2, 2017.

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 4 day of October, 2017.

Michael Gigandet, Chapter 7 Trustee
for the Bankruptcy Estate of
KANDI DENISE MARTHEL
Case No. 16-05504-RM3-7

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Michael Gigandet, Trustee, the within named bargainer, 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 Pleasant View, Tennessee this 4 day of October, 2017.

Janet Butler Gigandet

Notary Public

My Commission Expires: 5-4-21



STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

This actual consideration or value, whichever is greater, for this transfer is $14,000.00.

Affiant

Subscribed and sworn to before me
this 4 day of October 2017.

Janet Butler Gigandet

Notary Public

My Commission expires: 5-4-21



Randal S. Mashburn
U.S. Bankruptcy Judge

Dated: 7/14/2017

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

IN RE: KANDI DENISE MARTHEL, Debtor.	CASE NO. 16-05504-RM3-7 CHAPTER 7 JUDGE Randal S Mashburn
MICHAEL GIGANDET, TRUSTEE PLAINTIFF,	
vs.	ADVERSARY NO. 16-90363
ROSALYN HILL, KANDI MARTHEL, REGINA LOGAN, RAQUITA LOGAN, ALASTAIR LOGAN, ALONZIE C. LOGAN, JR., and AMERICAN GENERAL FINANCE, INC. DEFENDANTS.	

ORDER OVERRULING OBJECTION TO TRUSTEE'S MOTION FOR APPROVAL OF COMPROMISE AND SETTLEMENT

The objection of the debtor, Kandi Marthel, to the motion of the trustee for approval of a compromise and settlement of the above-styled adversary proceeding came on to be heard on the 11th day of July, 2017 in the U.S. Bankruptcy Court for the Middle District of Tennessee, the Honorable ~~Randall~~ Randal S. Mashburn presiding. After hearing the statements of counsel for the debtor, the trustee, and counsel for the defendant Regina Logan; reviewing the pleadings heretofore filed in this cause; and after hearing testimony from the defendant/debtor Kandi Marthel, the defendant Regina Logan, and a witness

offered by the objecting party, the Court was of the opinion that the objection was not well taken and should be overruled;

The Court was also of the opinion that the trustee's motion to approve the compromise and settlement should be approved according to the terms of the motion to approve compromise and settlement with the understanding that the debtor's interest will be purchased by defendants, Ms. Regina Logan and/or Rosalyn Hill;

The Court, in issuing this decision, refers by reference to its findings and conclusions issued from the bench pursuant to Rule 7052 of the Federal Rules of Bankruptcy Procedure.

It is therefore **ORDERED, ADJUDGED and DECREED** that the objection of the defendant/debtor Kandi Marthel to the trustee's motion to approve the compromise and settlement of the above-styled adversary proceeding shall be and is hereby overruled.

It is therefore further **ORDERED, ADJUDGED and DECREED** that the trustee's motion to approve the compromise and settlement of the above-styled adversary proceeding shall be and is hereby approved.

ENTER this the _____ day of _____, 2017.

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

APPROVED FOR ENTRY:

LAW OFFICE OF MICHAEL GIGANDET
/s/ Michael Gigandet

Michael Gigandet, Trustee #11498
208 Centre St.
Pleasant View, TN 37146
(615) 746-4949
Fax: (615) 746-4950
michael@mgigandet.com

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been forwarded by U. S. Mail, 1st class postage prepaid, to the U. S. Trustee's office, 318 Customs House, 701 Broadway, Nashville, TN 37203, and to:

Irwin Kuhn, Esq.
Dobbins Venick Kuhn & Byassee, PLLC
210 25th Avenue North Ste 1010
Nashville, TN 37203

Timothy G. Niarhos, Esq.
Niarhos & Waldron, PLC
1106 18th Ave. South
Nashville, TN 37212

Kandi Denise Marthel
145 Ellington Place
Madison, TN 37115

Rosalyn Hill
1719 Straightway Avenue
Nashville, TN 37206

Regina Logan
624 McFerrin Avenue
Nashville, TN 37206

Alonzo Logan
1216 Edgehill Avenue
Nashville, TN 37212

Alastair Logan
3228 Moorwood Drive
Nashville, TN 37207

Raquita Logan
437 N. 2nd Street
Nashville, TN 37206

American General Finance, Inc.
c/o Charles S. Sanger
Boult, Cummings, Conners & Berry, PLC (CSS)
1600 Division Street, Ste 700
Nashville, TN 37203

on this the 14th day of July, 2017.

/s/ Michael Gigandet

Michael Gigandet, 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.