FILE NO.: SEF-19-06478

Karen Johnson Davidson County
Batch# 548144 DEEDTRS
01/06/2021 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $976.80
20210106-0002672

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
SEF-19-06478

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Catamount Properties 2018, LLC	Catamount Properties 2018, LLC	103 06 0C 102.00
2015 Manhattan Beach Blvd. Redondo Beach, CA 90278	2015 Manhattan Beach Blvd. Redondo Beach, CA 90278	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated August 14, 2007 and recorded September 4, 2007, at **Instrument Number 20070904-0105445**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **ZAINAB ELBERRY and MOHAMED NOUR NACIRI** ("Borrower") conveyed to KEY TITLE AND ESCROW SERVICES, INC, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on August 14, 2007, (the "Note"), which obligation is presently held by **U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust** ; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of KEY TITLE AND ESCROW SERVICES, INC, said appointment being set forth in **Instrument Number 20200218-0017598** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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 of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on October 29, 2020, at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, located in Nashville, Tennessee, such advertisement appearing in said newspaper on October 1, 2020, October 8, 2020, October 15, 2020, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee subsequently postponed the sale in accordance with T.C.A. § 35-5-101(f), if required; and

WHEREAS, on December 10, 2020, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Catamount Properties 2018, LLC** at the price of **Two Hundred Sixty-Four Thousand and 00/100 ($264,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Sixty-Four Thousand and 00/100 ($264,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Catamount Properties 2018, LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2, KENDALL CORNER CONDOMINIUMS, AS SHOWN ON MASTER DEED RECORDED IN BOOK 7814, PAGE 34, THIS BEING AN AMENDMENT OF LOT NO. 1 BROOKSIDE COURT ADDITION NO. 2 WITH A SUPPLEMENTAL AMENDMENT TO MASTER DEED RECORDED IN BOOK 10653, PAGE 964, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The source of title is recorded at Book 9395, Page 92, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 5600-B KENDALL DR, NASHVILLE, TN 37209.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; any right of redemption as provided for in 26 U.S.C. § 7425(d), which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 U.S.C. § 7425(c); and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this 14th day of December, 2020.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, J.Z.M. Clarke, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, this 14th day of December, 2020.

Notary Public

J.Z.M CLARKE NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES Aug. 6, 2024

My commission expires:

August 6, 2024

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $ 264,000.00 .

WITNESS my hand this 4th day of January, 20__.

Printed Name: Grantee/Agent

Sworn to and subscribed
before me this 4 day of January, 2021.

Notary Public

M. GUTIERREZ
Notary Public California
Los Angeles County
Commission # 2214741
My Comm. Expires Oct 15, 2021

My commission expires:

Oct. 15, 2021

M. GUTIERREZ
Notary Public - California
Los Angeles County
Commission # 2214741
My Comm. Expires Oct 15, 2021

True Copy Certification

I,____Erika Olivo_____, do hereby make oath that I am a licensed attorney and /or 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public - California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)