**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Helen M Forsyth, Brett Curtis Forsyth, Margret A Handley a/k/a Margret Ann Forsyth-Handley, Cliff A Handley**

**GRANTEE(s)**
**CH & CH 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# 568927 DEEDTRS
02/05/2021 09:51:00 AM 4 pgs
Fees: $23.00 Taxes: $691.90
20210205-0016793

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated recorded October 12, 2017, Document No. 20171012-0104736 in the Register's Office of Davidson County, Tennessee, Helen M Forsyth, Brett Curtis Forsyth, Margret A Handley a/k/a Margret Ann Forsyth-Handley, Cliff A Handley conveyed to Marc A. Rosser, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Embrace Home Loans, 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, RoundPoint Mortgage Servicing Corporation has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 19, 2019, Document No. 20190919-0095370, 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 RoundPoint Mortgage Servicing Corporation 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 October 22, 2020; **AND** on said date the sale was announced to be postponed and the sale was conducted on January 21, 2021.

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, pursuant to said advertisement and notice, on January 21, 2021; 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 CH & CH LLC, at and for the sum of $187,000.00, that being the highest and best bid offered; and

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 CH & CH 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 the said CH & CH LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: LAND in Davidson County, Tennessee being part of Lot Nos. 9 and 10 on the unrecorded Plan of Life & Casualty Insurance Co.'s Subdivision, property as described in Book 4582, Page 691, in the Register's Office of Davidson County, Tennessee, and further described according to a survey made by John B. Kohl and Co., dated January 24, 1984, as follows: BEGINNING on the easterly margin of Pitts Avenue at a point 283 feet northerly of the center line of Hopewell Road, formerly Old Hadley Bend Road; Thence with said Avenue North 27 deg. 30 min. East 85 feet; thence South 57 deg. 40 min. East 214.7 feet; thence South 32 deg. 30 min.

West 85 feet; thence North 57 deg. 34 min. West 207.4 feet to beginning.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20171003-0100937, Register's Office for Davidson County, Tennessee.

Commonly known as: 406 Pitts Avenue, Old Hickory, TN 37138.

Tax Parcel No.: 053 16 0 077.00

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 CH & CH LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 27 day of January, 2021.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
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 Shellie Wallace, 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 27 day of January, 2021.

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

Notary Public

My Commission Expires: 7/12/2024

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 $187,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 2nd day of Feb, 2021.

CH & CH LLC

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Eric Sok, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Brentwood this 2nd day of Feb, 2021.

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires January 23, 2023

**PROPERTY OWNER OR AGENCY**
**RESPONSIBLE FOR PAYMENT OF TAXES:**
CH & CH LLC
5133 Harding Pike, Ste B10 #185
Nashville, TN 37205

483-588259

**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 October 5, 2017, and the Deed of Trust of even date securing the same, recorded October 12, 2017, Document No. 20171012-0104736, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Helen M Forsyth and Brett Curtis Forsyth and Margret A Handley and Cliff A Handley, conveying certain property therein described to Marc A. Rosser as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Embrace Home Loans, Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by RoundPoint Mortgage Servicing Corporation.

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 RoundPoint Mortgage Servicing Corporation, will, on **October 22, 2020 on or about 10:00 AM, at the The Historic Davidson County Courthouse, 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:

**The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: LAND in Davidson County, Tennessee being part of Lot Nos. 9 and 10 on the unrecorded Plan of Life & Casualty Insurance Co.'s Subdivision, property as described in Book 4582, Page 691, in the Register's Office of Davidson County, Tennessee, and further described according to a survey made by John B. Kohl and Co., dated January 24, 1984, as follows: BEGINNING on the easterly margin of Pitts Avenue at a point 283 feet northerly of the center line of Hopewell Road, formerly Old Hadley Bend Road; Thence with said Avenue North 27 deg. 30 min. East 85 feet; thence South 57 deg. 40 min. East 214.7 feet; thence South 32 deg. 30 min. West 85 feet; thence North 57 deg. 34 min. West 207.4 feet to beginning.**

**ALSO KNOWN AS: 408 Pitts Avenue, Old Hickory, TN 37138**

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:

HELEN M FORSYTH
BRETT CURTIS FORSYTH
MARGRET A HANDLEY
CLIFF A HANDLEY
ESTATE OF HELEN M FORSYTH
HEIRS OF HELEN M FORSYTH
BRADLEY STEVEN FORSYTH
BRUCE ALAN FORSYTH
HELEN GRACE MITCHNER
MARK FORSYTH
DUSTIN FORSYTH
JUSTIN FORSYTH
BRETT C FORSYTH
JEREMY FORSYTH

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. 341669**

DATED August 18, 2020

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

Aug. 21, 28, Sept. 4, 2020 Fpl48521

## 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:

**August 21, 2020**
**August 28, 2020**
**September 4, 2020**

**THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER**

**By:** _____
**Kendra Wooten, Administrative Assistant**

STATE OF TENNESSEE

On this **4th** day of **September 2020,** 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 **Kendra Wooten** 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 **4th** day of **September 2020.**

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

_____
Notary Public

**WILSON**