Address New Owner(s) as follows:
1 Public Homes, LLC
5133 Harding Pike Suite B10 #185
Nashville, TN 37205

Send Tax Bills to:
1 Public Homes, LLC
5133 Harding Pike Suite B10 #185
Nashville, TN 37205

Map Parcel Number:
075060A09400C0

Prepared by/Return To:
Robert J. Solomon
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

Karen Johnson Davidson County
Batch# 585071 DEEDTRS
03/05/2021 08:27:29 AM 3 pgs
Fees: $18.00 Taxes: $204.37
20210305-0028862

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by JOHN E. CARR, UNMARRIED, to TODD CLOSSIN, recorded March 22, 2006 in Davidson County Register's Office in Inst#20060322-0032560, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of Fifth Third Bank, National Association, and

WHEREAS, by instrument executed by Fifth Third Bank, National Association, dated February 5, 2020, and recorded on February 20, 2020, and filed for record at Inst#20200220-0019082 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in The Ledger, Nashville Edition, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 3/13/20, 3/20/20, 3/27/20 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of

redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on February 9, 2021, at 12:00PM at public outcry, the hereinafter described real estate; at which sale 1 Public Homes, LLC, being the highest and best bidder at and for the sum of $55,235.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto 1 Public Homes, LLC, the following described real estate located in the County of Davidson, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO-WIT:
LAND IN DAVIDSON COUNTY BEING UNIT NO. 343-B ON THE PLAN OF AS SHOWN ON THE MASTER DEED OF HERMITAGE VILLA DAVIDSON COUNTY TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 200205090057121, OF THE DAVIDSON COUNTY, TENNESSEE RECORDS. BEING THE SAME PROPERTY CONVEYED TO JOHN EDWARD CARR, BY WARRANTY DEED, RECORDED 5/9/02, AT INST#20020509-0057121, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as: 377 Monaco Drive, Hermitage, TN 37076.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto 1 Public Homes, LLC, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior or superior encumbrances, deeds of trust, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

this conveyance is made accordingly.

WITNESS my hand on February 9, 2021.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On February 9, 2021, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: 08.21.2022

LISA BAGGETT NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 08.21.2022

STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF ~~GWINNETT~~ Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,235.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant George Brandt

Subscribed and sworn to before me on ~~February 9, 2021~~ March 1, 2021

Notary Public Tracy DeSilvey
My Commission Expires: 11-8-2021

TRACY DESILVEY NOTARY PUBLIC DAVIDSON COUNTY, TN