THIS DEED REPLACES SUBSTITUTE TRUSTEE'S DEED DATED APRIL 4, 2017

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 023 00 0 038.00
2237 CLAY LICK RD
WHITES CREEK, TN 37189

NO MORTGAGE
New Owner - Send Tax Bills:
BUGSY KERSHAW, LLC
110 FEU FOLLET ROAD
LAFAYETTE, LA 70508

Karen Johnson Davidson County
Batch# 585296 DEEDTRS
03/05/2021 11:16:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20210305-0029139

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 16, 2003, RICHARD A NORTHCUTT,** was named Trustee in a Deed of Trust of even date executed by **KRISTEN M. MACKENZIE, UNMARRIED,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$99,470.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20031022-0156436,** in the Register's Office for **DAVIDSON** County, Tennessee; and

If applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY**, either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20170227-0018961,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely of: **MARCH 7, 2017/ MARCH 14, 2017/ MARCH 21, 2017** in **ALL TENNESSEAN,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement **TUESDAY, APRIL 4, 2017 AT 10:00 A.M. LOCAL TIME ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, I, J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **BUGSY KERSHAW, LLC** submitted the highest and best bid in the amount of **$86,231.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **BUGSY KERSHAW, LLC,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING THAT CERTAIN LOT ON THE ONE LOT SUBDIVISION OF THE PLAT OF THE M.E. LINK SUBDIVISION, OF RECORD IN PLAT BOOK 11190, PAGE 147; AND CORRECTED IN INSTRUMENT 200002070012220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KRISTEN M. MACKENZIE, UNMARRIED, BY WARRANTY DEED DATED OCTOBER 17, 2003 OF RECORD IN INSTRUMENT NO. 20031022-0156435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE AFFIDAVIT OF AFFIXATION (MANUFACTURED HOME) OF RECORD IN INSTRUMENT NO. 20031022-0156433 AND INSTRUMENT NO. 20031022-0156434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2237 CLAY LICK RD, WHITES CREEK, TN 37189.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **BUGSY KERSHAW, LLC** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, 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 office at Nashville, Tennessee on **FEBRUARY 23, 2021.**

Jessica D. Binkley
Notary Public

My Commission Expires: 11.6.24

JESSICA D. BINKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$86,231.00.**

Affiant

Subscribed and sworn to before me, this **23rd day of FEBRUARY, 2021.**

Jessica D. Binkley
Notary Public

My Commission Expires: 11.6.24

JESSICA D. BINKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024