Karen Johnson Davidson County
Batch# 595142 DEEDTRS
03/18/2021 11:34:35 AM 5 pgs
Fees: $28.00 Taxes: $1,776.74
20210318-0036051

Prepared by and return to:
Mark E. Beutelschies
Farris Bobango Branan PLC
999 S. Shady Grove Rd, Suite 500
Memphis, TN 38120

SUCCESSOR TRUSTEE'S DEED

WHEREAS, John M. Gould, Sr., a Tennessee resident, executed a Deed of Trust dated January 17, 2014, to Windmill Title LLC, as Trustee, for the benefit of Landmark Community Bank, a Tennessee Banking Corporation, of record in the Register's Office, Davidson County, Tennessee at Instrument No. 20140123-0006422 (the "Deed of Trust"); and

WHEREAS, John Michael Gould, a Tennessee resident, executed an Open-End Deed of Trust dated May 19, 2017, to Michael B. Russell, as Trustee, for the benefit of Landmark Community Bank, a Tennessee Banking Corporation, of record in the Register's Office, Davidson County, Tennessee at Instrument No. 20170609-005811 (the "Open-End Deed of Trust"); and

WHEREAS, Landmark Community Bank appointed Mark E. Beutelschies and/or Keith C. Dennen as Successor Trustees under the Deed of Trust and the Open-End Deed of Trust by that certain Appointment of Successor Trustee of record in said Register's Office at Instrument No. 20210129-0013147 and 2010129-001318; and

WHEREAS, Landmark Community Bank, as holder of the Note secured by the Deed of Trust and as holder of the Note secured by the Open-End Deed of Trust, requested the undersigned to advertise and sell the property described in and conveyed by said Deed of Trust and Open-End Deed of Trust, all of said indebtedness having matured by default in the payment of a part thereof, at the option of the holder; and

WHEREAS, the Successor Trustees advertised the foreclosure sale in *The Tennessean*, a daily newspaper of general circulation published in Davidson County, Tennessee, on February 5, February 12 and February 19, 2021, said sale being advertised for March 11, 2021, commencing at 12:00 p.m., at the Office of the Davidson County Register of Deeds in Nashville, Tennessee. A copy of the Notice of Foreclosure Sale is attached hereto as Exhibit A; and

WHEREAS, the highest and best bid was then and there made by Anchored Capital LLC, a Tennessee limited liability company, to wit: a bid of $480,200.00, which bid was then and there accepted by the undersigned Successor Trustee; and

NOW, THEREFORE, for the consideration so named, and pursuant to the procedures set forth above and the provisions of the Deed of Trust, the undersigned, as Successor Trustee, has bargained and sold, and does by these presents hereby bargain, sell, convey and confirm unto **Anchored Capital LLC**, a Tennessee limited liability company, the property recited, situated, lying and being in Davidson County, State of Tennessee, as described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the same unto the said Anchored Capital LLC, a Tennessee limited liability company, and its successors and assigns, in fee simple forever, except that said

sale is made subject to: any unpaid property taxes and assessments (plus penalties and interest, if any); subdivision restrictions, building lines and easements of record, if any.

The undersigned Successor Trustee believes the title hereby conveyed to be good, but warrants the same only against the lawful claims of all persons claiming by, through and under him, in his capacity as Successor Trustee, under the provisions of the Deed of Trust, and not further or otherwise.

WITNESS the signature of the undersigned Successor Trustee, to be effective as of March 11, 2021.

Keith C. Dennen

Keith C. Dennen, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, in and for said State, duly commissioned and qualified, personally appeared Keith C. Dennen, Successor Trustee, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

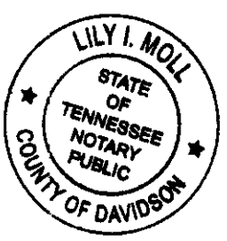
WITNESS my hand and Notarial Seal at office this 11th day of March, 2021.

Lily I. Moll

Notary Public

My Commission Expires:

01-06-2025



TATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of my/our knowledge, information or belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $480,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

SUBSCRIBED AND SWORN to before me this ___ day of March, 2021.

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 480,200 _____, **Affiant**
Subscribed and sworn before me this the 18 **Day of** MARCH, 20 21
A. Hayes, **Deputy Register**

Parcel Number:
116-08-0C-011.00C0

Property Address:
11 Valley Forge
Nashville, TN 37205

Name/Address of New Owner
and Mail Tax Bills To:
Anchored Capital LLC
7051 Highway 70 South
Box #315
Nashville, TN 37221

Exhibit A

Text of Ad: 02/08/2021

0004594593

NOTICE OF FORECLOSURE SALE

Default has occurred in the payment of the debts and obligations secured to be paid by a Deed of Trust (the "Deed of Trust") dated January 17, 2014, by John M. Gould, Sr ("Gould"), to Windmill Title L.L.C, as Trustee, for the benefit of Landmark Community Bank ("Landmark"), of record in the Register of Deeds for Davidson County, Tennessee, at Instrument No. 20140123-0006422, to secure payment of a Promissory Note, executed by Gould in the original principal amount of Three Hundred Thirty Six Thousand and 00/100 Dollars ($336,000.00) in favor of Landmark.

Default has occurred in the payment of the debts and obligations secured to be paid by an open-end deed of Trust dated May 19, 2017 by John Michael Gould to Michael B. Russell, as Trustee, for the benefit of Landmark of record in the Register of Deeds for Davidson County, Tennessee, at Instrument No. 20170609-0058111, to secure payment of a Promissory Note, executed by Gould in the original principal amount of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00) in favor of Landmark.

Landmark has appointed Mark E. Beuteischies and/or Keith C. Dennen as Successor Trustees under the Deeds of Trust, by Appointments of Successor Trustee recorded in the Register of Deeds for Davidson County, Tennessee at Instrument No. 20210129—0013147 and Instrument No. 20210129—0013181, with all of the rights, powers and privileges of the original Trustee named in the Deeds of Trust, as assigned. All of the indebtedness secured by the Deed of Trust has matured upon demand of the owner thereof.

This is to give notice that Mark E. Beuteischies or Keith C. Dennen, as Successor Trustees, or their agent(s), will on

Thursday, March 11, 2021

commencing at 12:00 P.M. local time at the front door of the Office of the Davidson County Register of Deeds, 501 Broadway, in Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described properties, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 as shown on the Second Revised Plan of Phase II of Sugartree of record in Plat Book 4860, Page 79-80, as amended in Book 4927, Page 142, Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John M. Gould, Sr., an unmarried man, from warranty deed from Alexandra Redwine, Administratrix CTA, of the Estate of Robert Feldman, by deed dated January 17, 2014 and recorded at Instrument No. 20140123000642l at the Register's Office for Davidson County, Tennessee. Said Robert Feldman having since died, Peggy D. Mathes Administrator of the Estate of John Michael Gould Sr., having filed a Motion to Abandon the Real Property at 11 Valley Forge Nashville, TN which was heard on January 22, 2021 and granted.

The address of the property is believed to be 11 Valley Forge, Nashville, TN. Map/Parcel 116-00-0C-011.00CO.

As permitted by the Deed of Trust, this sale will also include all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber, all diversion payments or third party payments made to crop producers and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the above described real property.

This property will be sold AS IS, WHERE IS, WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF SEISIN, WARRANTY OF TITLE. This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exist as a lien against the Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, including rights granted by 26 U.S.C. section 7425 and T.C.A. section 67-1-1433;

; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or that are not extinguished by this Foreclosure Sale. This sale is also subject to all zoning or building codes, any matters that an inspection and accurate survey of the property might disclose and to the rights of any parties in possession.

The following information is believed to be correct but has not been verified:

Property Address: 11 Valley Forge Nashville Tennessee 37205
Prior Deed Ref.: Instrument No. 20140123000642l
Borrower: John M. Gould, Sr. a/k/a John Michael Gould
Record Owner: John M. Gould, Sr.

Other Interested Parties: Internal Revenue Service, Susan S. Weis, Esq. as Attorney for Patrick A. Gould, Sear R. Aiello, Esq. as Attorney for Theresa A. Dyer, Gould Revocable Trust, Cumberland Trust & Investment Company, Thomas F. Stephens, Betty Gearhart, Gerald Harvey, Caren Norvell, John Michael Gould, Jr, Claire Robinette Gould, Peggy D. Mathes, Administrator of the Estate of John Michael Gould, Sr.: Internal Revenue Service.

As permitted in the Deed of Trust, Landmark or its designee may purchase the property at the sale. The right is reserved to adjourn 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.

Mark E. Beuteischies and/or Keith C. Dennen
Successor Trustees

For Information Please Contact:
Mark E. Beuteischies/Keith C. Dennen
Ferris Babange Bronan PLC
999 S. Shady Grove Road, Suite 500
Memphis, TN 38120
901-299-7100

EXHIBIT B

Lot 11 on the Revision No. 2 Sugartree, Phase 2 as of record in Plat Book 4860, Pages 79 and 80, amended in Book 4927, Page 143, Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John M. Gould, Sr., an unmarried man, by deed recorded in Instrument 201401230006421, Register's Office for Davidson County, Tennessee.