NAME AND ADDRESS OF NEW OWNER:
Anchored Capital LLC
5133 Harding Pike, Suite B10 #185
Nashville, Tennessee 37205

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel: 165-09-0A-062.00-CO

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by James J. Meade III, to Hugh M. Queener, Trustee, of record at Instrument No. 20190618-0058473, of the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle Bank, the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid, and the undersigned, George H. White, having been appointed as Successor Trustee by an instrument duly filed at Instrument No. 20210730-0102628, of said Register's Office; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days beginning August 13, and continuing on August 20, and August 27, 2021, by publication duly and regularly made in the Davidson A.M. in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement, that is on Thursday, September 9, 2021 at 1:00 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, the undersigned being directed so to do by the holder offered the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption whereupon Anchored Capital LLC, a Tennessee Limited Liability Company, became the highest, best and last bidder thereon at the bid and sum of Two Hundred Forty-One Thousand Five Hundred and 00/100 Dollars ($241,500.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of **Two Hundred Forty-One Thousand Five Hundred and 00/100 Dollars ($241,500.00)**, cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **George H. White, Successor Trustee**, has bargained and sold and does hereby transfer and convey to **Anchored**

Karen Johnson Davidson County
Batch# 720129 DEEDTRS
09/20/2021 11:54:22 AM 3 pgs
Fees: $18.00 Taxes: $893.55
20210920-0126036

Capital LLC, a Tennessee Limited Liability Company, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Section Two, Lakewood Village, RS10 Residential P.U.D. of record in Plat at Instrument No. 20000215-0015148, 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 Vennancio A. Leiva, an unmarried person by Warranty deed from Jason Y. Baker and Tamara D. Baker of record in Instrument No. 20060403-0037366 Register's Office for Davidson County, Tennessee, dated March 27, 2006 and recorded on April 03, 2006. Vennancio A Leiva having died on April 23, 2016, his interest in said property vesting in his heirs at law: Elena Esperanza Leiva Solorzano, Noe Antonio Leiva Solorzano, and Aura Lila Leiva Solorzano, as of record in Case No. 16P1573, Circuit Court (Probate Division) for Davidson County, Tennessee.
>
> Being the same property conveyed to James J. Meade III, unmarried man by Warranty Deed from Elena Esperanza Leiva Solorzano and Noe Antonio Leiva Solorzano and Aura Lila Leiva Solorzano (also being known as Aura Lila Leiva de Barrios), being sole heirs-at-law of Vennancio A. Leiva of Record in Instrument # 201906180058472, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.
>
> This is property has an address of 1936 Port James Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but the undersigned conveys as Successor Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 13 day of September, 2021.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 13th day of September, 2021, before me personally appeared George H. White, Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Successor Trustee's Deed) and acknowledged that he executed the same as his free act and deed.

13th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of September, 2021.

My Commission expires: 12/18/22 Mary M. Richardson
Notary Public

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$241,500.00,** which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

George A. White
Affiant

Sworn to and subscribed before me on this 13 day of September, 2021.

My Commission expires: 12/18/22 Mary M. Richardson
Notary Public

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY