RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Deborah L Akers, James G Akers

GRANTEE(s)
Mitch Kinder Development, 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# 720166 **DEEDTRS**
09/20/2021 01:14:24 PM 3 pgs
Fees: $18.00 Taxes: $1,465.57
20210920-0126099

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 20, 2003 and recorded March 11, 2003, Document No. 20030311-0032091 in the Register's Office of Davidson County, Tennessee, Deborah L Akers, James G Akers conveyed to Blue Grass Title Co., as Trustee for First Franklin Financial Corporation, 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, Ajax Mortgage Loan Trust 2019-F, Mortgage-Backed Securities, Series 2019-F, by U.S. Bank National Association, as Indenture Trustee has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 30, 2021, Document No. 202107300102593, 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 Ajax Mortgage Loan Trust 2019-F, Mortgage-Backed Securities, Series 2019-F, by U.S. Bank National Association, as Indenture Trustee 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 August 25, 2021; **AND** on said date the sale was announced to be postponed and the sale was conducted on September 8, 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 September 8, 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 Mitch Kinder Development, LLC, at and for the sum of $396,100.00, 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 Mitch Kinder Development, 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 Mitch Kinder Development, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land located in Davidson County, Tennessee, described as follows, to-wit; Land in Davidson County, Tennessee, being Lot No. 770 on the Plan of Caldwell Hall, Section XII, as of record in Plat Book 3300, page 57, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor by deed recorded as Book 6267 at Page 973 Register's Office for Davidson County, Tennessee.

Commonly known as: 543 Richmar Drive, Nashville, TN 37211.

Tax Parcel No.: 146 04 0 053.00

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 Mitch Kinder Development, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of September, 2021.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
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 Courtney McGahhey, 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 14th day of September, 2021.

MATT ROBINS
NOTARY PUBLIC ARKANSAS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

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 $ 396,100.00, 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 17 day of September 2021

_____
Mitch Kinder Development, 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, Mitch Kinder, 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, TN this 17th day of Sept. 2021.

_____
Notary Public

JANET R NORMAN
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY AT LARGE

My Commission Expires: Oct 16, 2022

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mitch Kinder Development, LLC
6219 Bridlewood Ln.
Brentwood, TN 37027

W&A No. 349960
Conventional

COST OF PUBLICATION

First Insertion	**$230.00**
Second Insertion	**230.00**
Third Insertion	**230.00**
Total	**$690.00**

NOTICE OF TRUSTEE'S SALE

WHEREAS, [illegible] occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated February [illegible] the record of Trust of even date [illegible] in Office of [illegible] Financial Corporation & [illegible] Trust [illegible] Title [illegible] a bank or other lending entity pre-approved by the successor in title. 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:

Land located in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 770 on the Plan of Caldwell Hall, Section XII, as of record in Plat Book 3900, page 57, Register's Office for said County, to which plan reference is made for a more complete description.

ALSO KNOWN AS: 843 Rishmoor Drive, Nashville, TN 37211.

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:

DEBORAH L AKERS
JAMES G AKERS
WHEELHOUSE PARTNERS, LLC
MBNA AMERICA BANK NA

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. 349960

DATED July 23, 2021

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

July 30, Aug. 6, 13, 2021 Fd50961

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:

July 30, 2021
August 6, 2021
August 13, 2021

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Pam Mallett, Chief Financial Officer

STATE OF TENNESSEE

On this 13th day of **August 2021,** 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 **Pam Mallett** 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 13th day of **August 2021.**

_____
Notary Public

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

WILSON