Karen Johnson Davidson County
Batch# 750067 DEEDTRS
11/05/2021 11:44:05 AM 3 pgs
Fees: $18.00 Taxes: $518.37
20211105-0148274

FILE NO.: 20-01086

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Gwendolyn K. Kirk conveyed to Netco, Inc. as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Village Capital & Investment, LLC, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated April 13, 2015 and recorded on April 21, 2015 in Instrument No. 20150421-0035334, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Village Capital & Investment, LLC**; and

WHEREAS, Village Capital & Investment, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20200312-0027654 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 26, 2021, September 2, 2021, and September 9, 2021; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on October 19, 2021 at 10:00 AM to the highest and best bidder for cash, at which sale Anchored Capitol, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $140,100.00; and

WHEREAS, Anchored Capitol, LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Anchored Capitol, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Anchored Capitol, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being Lot 5, Section 4, Beverly Heights, as recorded in Plat Book 5200, Page 263, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property or a portion of the same property conveyed to Gwendolyn K Kirk, unmarried by Instrument dated September 09, 1996 from Ghasem M Alviri and wife Soghra Khalaj and Hossin M Alviri, single filed on September 12, 1996 in Book 10189 at Page 206 in the Davidson County records.

Property commonly known as: 217 Flora Maxwell Rd, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 21 day of Oct, 2021.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: September 3, 2024

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2024

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 21st day of October, 2024.

Notary Public

My Commission Expires: September 3, 2024

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2024

Brock & Scott File No.: 20-01086
Property Address: 217 Flora Maxwell Rd, Nashville, TN 37211
Tax Parcel I.D. No.: 14708018000
Property Owner and Tax Notices:
Anchored Capitol, LLC
5133 Harding Pike, Ste B10, #185
Nashville, TN 37205