Karen Johnson Davidson County
Batch# 752821 DEEDWARR
11/10/2021 10:26:30 AM 5 pgs
Fees: $28.00 Taxes: $36.66
20211110-0150123

INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

JUDICIAL FORECLOSURE DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20041025-0127790, in the Register's Office for Davidson County, Tennessee (the "Register's Office"), Sandra E. Booker was the record owner of certain real property known as 7413 Stecoah Street, Antioch, TN 37013 ("Subject Property"); and,

WHEREAS, title to the Subject Property is subject to the Declaration of Covenants, Conditions and Restrictions ("Declaration") of record in Book 10752, Page 553, in said Register's Office; and,

WHEREAS, Default having been made by Sandra E. Booker in the terms, conditions and payments recited within the Declaration by the failure and/or refusal to pay mandatory assessments created therein, such assessments having been secured by the Lien created by such Declaration and further secured by the Notice of Lien of record in Instrument No. 20180809-0078857, in said Register's Office; and,

WHEREAS, by Order Granting Default Judgment for Judicial Foreclosure granted by the Chancery Court for Davidson County, Tennessee, Case No. 20-0244-III, Indian Creek Estates Homeowners Association, Inc. ("Indian Creek" or "Association"), published a Notice of Foreclosure Sale which appeared in The Westview Newspaper d/b/a The Ledger, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson county, on October 8, 2021, October 15, 2021, and October 22, 2021, that the Subject Property was to be sold on the 3rd day of November, 2021 at 11:00A.M. Central Standard Time at the front door of the South side of the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, 37201; and,

WHEREAS, at the time and place mentioned in said Notice of Foreclosure Sale the undersigned offered Subject Property for sale to the highest and best bidder for cash in accordance with the said Order Granting Default Judgment for Judicial Foreclosure and Tenn. Code Ann. § 35-5-101, et seq., on behalf of Montgomery Place, at which time the Subject Property was sold to **Anchored Capital, LLC**, whose address is 5133 Harding Pike, Suite 810, Box 185, Nashville, Tennessee, 37205, at and for the sum of Nine Thousand Nine Hundred and Nine and 23/100 ($9,909.23) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Anchored Capital, LLC, of the sum of money bid, the undersigned, Scott D. Weiss, Attorney for Indian Creek Estates Homeowners Association, Inc., does, pursuant to the said Order Granting Default Judgment for Judicial Foreclosure, hereby grant, bargain, sell and convey to the said Anchored Capital, LLC, it's successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 125 Indian Creek Subdivision, a Planned Unit Development, Section Five, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Sandra E. Booker, an unmarried person, by Warranty Deed from Lifestyle Home Builders, Inc., a Tennessee Corporation, of record in Instrument No. 20041025-0127790, Register's Office for Davidson County, Tennessee.

Being improved property known as: **7413 Stecoah Street, Antioch, TN 37013**.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; a Deed of Trust, of record in Instrument No. 20041025-0127791, in the said Register's Office, as assigned in an Assignment of Deed of Trust, of record in Instrument No. 20081031-0108761, in the Register's Office, as modified by a Loan Modification Agreement, Instrument No. 20081231-0123964, in the Register's Office, as further modified by a Home Affordable Modification Agreement, of record in Instrument No. 20181115-0112481, in the Register's Office; a Subordinate by Deed of Trust, of record in Instrument No. 20151016-0105380, in the said Register's Office; the Declaration of Covenants, Conditions and Restrictions of record in Book 10752, Pages 553, et seq., in said Register's Office; the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Instrument No. 20030509-0062505, in said Register's Office; the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Instrument No. 20050118-0006063, in said Register's Office; the Supplement and Amendment to the Declaration to Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Instrument No. 20060523-0060562, in said Register's Office; the Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Instrument No. 20070606-0067790, in said Register's Office; the Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Instrument No. 20070606-0067791, in said Register's Office; the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Instrument No. 20140403-0027632, in said Register's Office; the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Instrument No. 20160809-0082902, in said Register's Office; the Supplemental to the Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Instrument No. 20200528-9954896, in said Register's Office; and any and all amendments, restrictions, rules, and liens which may further be of record in said Register's Office.

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 Anchored Capital, LLC, his successors and assigns, in fee simple forever, to whom the said Indian Creek Estates Homeowners Association, Inc. warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Attorney for Indian Creek Estates Homeowners Association, Inc. has hereunto set its hand and seal this 3rd day of November, 2021.

Scott D. Weiss, Attorney for
Indian Creek Estates Homeowners
Association, Inc.

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 Scott D. Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Attorney for Indian Creek Estates Homeowners Association, Inc., the within named bargainer, and that he as such Attorney executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2021.

My commission expires: 5/5/25

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,909.23.

Affiant

Subscribed and sworn to before me this the 3rd day of November, 2021.

Notary Public

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/5/25

ADDRESS NEW OWNER AS FOLLOWS:

Anchored Capital, LLC
5133 Harding Pike, Suite 810, Box 185,
Nashville, Tennessee, 37205

SEND TAX BILLS TO:

"NEW OWNER"

Map-Group-Parcel:
181-3-O-A-125-CO

Tennessee Certification of Electronic Document

I, Scott D. Weiss, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 4, 2021.

Affiant Signature

11-4-21

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of November, 2021.

Notary's Signature

NOTARY'S SEAL

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 05/05/2025