This instrument prepared by:

JERRY A. BRIDENBAUGH
MACKIE WOLF ZIENTZ & MANN, P.C.
7100 COMMERCE WAY, SUITE 273
BRENTWOOD, TN 37027
(615) 238-3630
MWZM No.: 21-000125-210

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Sox, Eric
7051 Highway 70S
Suite 315
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 754000 DEEDTRS
11/12/2021 01:32:40 PM 3 pgs
Fees: $18.00 Taxes: $462.54
20211112-0150968

Tax ID: 016 00 0 019.00
Property Address: 3186 Ivey Point Road, Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 24, 2015, FNC Title Services, LLC - MD was named Trustee in a Deed of Trust of even date executed by ANNIE B. NICHOLSON, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $174,000.00, principal, said Deed of Trust being recorded as Instrument No. 20150930-0099164 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record in Instrument No. 20210830-0116622 in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **09/02/2021, 09/09/2021, 09/16/2021** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on October 28, 2021 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **ANCHORED CAPITAL, LLC**, submitted the highest and best bid, in the amount of $125,012.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **ANCHORED CAPITAL, LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

All that certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described more particularly as follows, to-wit:

A small tract of land in the 10th Civil District of Davidson County, Tennessee situated and lying on the south side of Ivey Point Road; BEGINNING at an iron pin 22 poles east of Bell`s line and in J. Abner Binkley`s line and running thence with the said road 22 poles to a point; thence, 20 poles with Bell`s line to an iron pin; thence, North 16 2/3 poles to the beginning, containing by estimation 1 acre, more or less.

Being the same property conveyed to Annie B. Nicholson, by Deed of Conveyance from Joseph W. Adcock, a single person, dated May 2, 1983 and recorded May 5, 1983 in Book 6052, Page 301 in the Register`s Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 3186 Ivey Point Road, Goodlettsville, TN 37072.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **ANCHORED CAPITAL, LLC**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027, on this 28th day of October, 2021.

Jerry A. Bridenbaugh, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry A. Bridenbaugh, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 28th day of October, 2021.

CANDACE RENAE DODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

Notary Public: Candace Dodson

My Commission Expires: 9/6/22

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $125,012.00.

Affiant

Subscribed and sworn to before me, this on this 28th day of October, 2021.

CANDACE RENAE DODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

Notary Public: Candace Dodson

My Commission Expires: 9/6/22

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 21-000125-210-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Bridenbaugh, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, 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 nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 28th day of October, 2021.

Jerry Bridenbaugh
Attorney at Law, Bar Number 033829
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF §
WILLIAMSON

On this 28th day of October, 2021 before me, Candace Dodson, the undersigned officer, personally appeared Jerry Bridenbaugh of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for AMERICAN ADVISORS GROUP, and acknowledged that he/she executed the same as the act of his/her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

CANDACE RENAE DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Notary Public, State of Tennessee