This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 096 13 0 169.00
2739 OLD ELM HILL PIKE
NASHVILLE, TN 37214

Karen Johnson Davidson County
Batch# 801569 **DEEDTRS**
02/08/2022 08:15:43 AM 7 pgs
Fees: $38.00 Taxes: $3,645.72



20220208-0014134

NO MORTGAGE
New Owner - Send Tax Bills:
PSB CREDIT SERVICES, INC
C/O PRINSBANK
508 THIRD STREET
PRINSBURG, MN 56281-0038

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 6, 2005, K. THOMAS SIDWELL,** was named Trustee in a Deed of Trust of even date executed by **BUHLER-FREEMAN MANAGEMENT, LLC,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$630,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20050408-0038868 (SEE ALSO MORTGAGE MODIFICATION AND CROSS-COLLATERALIZATION AGREEMENT OF RECORD IN INSTRUMENT NO. 20110425-0031544),** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20191008-0102753,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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 twenty-one (21) days notice by three (3) successive publications, namely of **JUNE 11, 2021/JUNE 18, 2021/JUNE 25, 2021** in **NASHVILLE LEDGER,** 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.

PURSUANT to said advertisement on **THURSDAY, JULY 15, 2021 AT 10:00 A.M., LOCAL TIME AND POSTPONED BY PUBLIC ANNOUNCEMENT TO MONDAY, AUGUST 9, 2021 AT 10:00 A.M., AND CONTINUED BY PUBLIC ANNOUNCEMENT TO TUESDAY, SEPTEMBER 21, 2021 AT 10:00 A.M. CONTINUED BY PUBLIC ANNOUNCEMENT TO WEDNESDAY, OCTOBER 13, 2021 AT 10:00 A.M, CONTINUED BY PUBLIC ANNOUNCEMENT TO WEDNESDAY, OCTOBER 27, 2021 AT 10:00 A.M CONTINUED BY PUBLIC ANNOUNCEMENT TO WEDNESDAY, DECEMBER 22, 2021 AT 10:00 A.M., CONTINUED BY PUBLIC ANNOUNCEMENT TO THURSDAY, FEBRUARY 3, 2022 AT 10:00 A.M. LOCAL TIME, ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his 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 time **PSB CREDIT SERVICES, INC.** , submitted the highest and best bid in the amount of **$985,330.31 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **PSB CREDIT SERVICES, INC.,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, SECTION ONE, PARRISH COMMERCIAL PARK, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 4470, PAGE 89, AND LOT NO. 2, SECTION 16 OF PARRISH COMMERCIAL PARK, AS OF RECORD IN PLAT BOOK 6200, PAGE 223, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BUHLER-FREEMAN MANAGEMENT, LLC BY DEED DATED JULY 23, 1999 FROM MAXINE D. KRIATSAS, TRUSTEE OF THE MAXINE D. KRIATSAS REVOCABLE LIVING TRUST OF RECORD IN BOOK 11591, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE ALSO QUIT CLAIM DEED FROM MICHAEL JOHN BUHLER-FREEMAN TO JULIE ANN BUHLER–FREEMAN DATED MARCH 25, 2014 IN INSTRUMENT NO. 20140325-0024581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE RIGHT OF REDEMPTION OF THE DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE, TENNESSEE DEPARTMENT OF REVENUE AND TENNESSEE DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT.

THIS IS IMPROVED PROPERTY KNOWN AS 2739 OLD ELM HILL PIKE, NASHVILLE, TN 37214.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **PSB CREDIT SERVICES, INC.** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the Power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

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, **J. PHILLIP JONES,** 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 Nashville, Tennessee on **FEBRUARY 3, 2022.**

Notary Public

My Commission Expires: 11-6-24

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$ 985,330.31**

Affiant

Subscribed and sworn to before me, this **3rd day of FEBRUARY, 2022.**

Notary Public

My Commission Expires: 11-6-24

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203

COPY

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jessica D. Binkley

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

June 7, 2021

VIA CERTIFIED MAIL

Department of Treasury
Internal Revenue Service
Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

IRS RECEIVED
OCT 15 2021
CEASO - ACR
FLORENCE, KY

Re:	Borrower/Taxpayer:	BUHLER FREEMAN MANAGEMENT LLC; JULIE BUHLER; J & M RESTAURANTS LLC
	Tax ID Nos.	XX-XXX1013; XXX-XX-4377
	Serial Nos.	266262417; 225931816; 159852315; 162379615; 250766617; 268946017; 285099817; 145096115; 387036019; 394725919; 217240916; 245567817; 256749017; 258713517; 336746118; 356960819
	Foreclosure Sale Date:	**JULY 15, 2021**
	Property:	2739 OLD ELM HILL PIKE NASHVILLE, TN 37214

Dear Sir or Madam:

This will serve as notification to the Department that real property and improvements which are affected by a Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **THURSDAY, JULY 15, 2021 AT 10:00 A.M., LOCAL TIME ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Tax Liens;
2. Copy of the Deed of Trust being foreclosed: and
3. IRS Form 14497
4. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$930,795.09**. This amount includes an unpaid principal balance of **$753,917.07** plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$176,878.02**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

JPJ/jf
Enclosures
RECEIVED BY: _____

DATE: _____

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jessica D. Binkley

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

June 29, 2021

Tennessee Department of Revenue
Special Procedures Unit
Lien Desk 1
P.O. Box 190665
Nashville, TN 37219-0665

Re: Borrower/Taxpayer:	JULIE B. BUHLER-FREEMAN; J & M RESTAURANTS LLC
Entity ID No.	001 XX-XXX1013/000; XXX-XX-4377
Foreclosure Sale Date:	**JULY 15, 2021**
Property:	2739 OLD ELM HILL PIKE NASHVILLE, TN 37214
	LETTER ID: L1312500352

Dear Sir or Madam:

In response to your letter of June 17, 2021, Letter ID L1312500352, enclosed are copies of ten (10) IRS tax liens which have the same tax ID number as your lien for J & M Restaurants LLC. Please note on the lien, Serial Number 266262417 the name of Taxpayer: BUHLER FREEMAN MANAGEMENT LLC AS ALTER EGO OF J & M RESTAURANTS LLC is the taxpayer with the same identifying tax number as your lien for J & M Restaurants and the other nine liens to IRS. I hope this clarifies your question.

Please let us know if you need anything else.

Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

Received
JUN 30 2021
Collection Services

JPJ/jf
Enclosures
RECEIVED BY: _____

DATE: _____

STATE OF TENNESSEE
DEPARTMENT OF REVENUE

Pre-Sale Notice of Foreclosure

June 17, 2021

Letter ID: L0796863104

J. PHILLIP JONES
LAW OFFICE OF J. PHILLIP JONES
1800 HAYES ST
NASHVILLE TN 37203-2504

Re:

Property Owned By: Julie B. Buhler-Freeman

Dear J. Phillip Jones @ Law Office of J. Phillip Jones:

This is in response to your letter dated June 09, 2021 informing the Department of Revenue of a foreclosure sale of property owned by Julie B. Buhler-Freeman, that is scheduled to take place on July 15, 2021.

A sale of property on which the State has a tax lien is made subject to and without disturbing such tax lien unless otherwise provided by law. However, if the Department of Revenue is properly notified of the foreclosure sale at least 25 days prior to the sale, the State's tax lien does not remain after the sale. Tenn. Code Ann. Section 67-1-1433.

Your letter does provide adequate information regarding the proposed foreclosure sale.

If the sale produces more than the amount needed to satisfy the cost of sale, indebtedness indicated in your letter, and any other superior liens, the remaining proceeds from the sale not exceeding $90,590.00, the tax liability due as of July 15, 2021, must be remitted to the Department of Revenue. Please remit any excess proceeds to the Department of Revenue at the following address:

Tennessee Department of Revenue
Special Procedures Section
Post Office Box 190665
Nashville, Tennessee 37219-0665

Within 15 days from the sale, please furnish me with an accounting of the sale on the form enclosed with this letter, and, if all requirements have been satisfied, the Department of Revenue will release the State's tax lien on the property sold. If the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued.

If you have any questions, please contact the Special Procedures Unit at the number provided below.

STATE OF TENNESSEE
DEPARTMENT OF REVENUE

Foreclosure - No Liability

December 27, 2021

Letter ID: L0656449920

J. PHILLIP JONES
LAW OFFICE OF J. PHILLIP JONES
1800 HAYES ST
NASHVILLE TN 37203-2504

Dear Law office of Phillip Jones :

This is in reference to your letter dated December 20, 2021 regarding the status of the Tennessee Department of Revenue's tax lien on property owned by J & M RESTAURANTS, LLC.

The Department of Revenue released the State's tax lien, shown in instrument number 20210629-0087688 in the DAVIDSON County, Tennessee Register of Deeds Office.

If you have any questions, please contact the Special Procedures Unit at the number provided below.

Sincerely,

Special Procedures Unit
Special.Procedures@tn.gov
615-741-7074

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jessica D. Binkley

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

June 7, 2021

Tennessee Department of Labor & Workforce Development
Employment Security Division
Employer Accts-Delinquency Control
220 French Landing Drive
Nashville, TN 37243

Re:	Borrower/Taxpayer:	J & M RESTAURANTS LLC/ ELLENDALE'S
	Account No. .	0489-176 7
	Lien No.	17-3006
	Foreclosure Sale Date:	**JULY 15, 2021**
	Property:	2739 OLD ELM HILL PIKE NASHVILLE, TN 37214

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Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

JPJ/jf
Enclosures
RECEIVED BY: _____

DATE: _____