ı Johnson Davidson County
Batch# 838105 DEEDWARR
04/11/2022 02:06:56 PM 7 pgs
Fees: $38.00 Taxes: $136.72
20220411-0041823

Prepared by:
Karen A. Fentress
Administrative Counsel, Davidson County Sheriff's Office
710 South 5th Street
Nashville TN 37206

Address of New Owner(s):	Send Tax Bills To:	Map and Parcel Nos.:
Storey Mountain, LLC 30 North Gould St Ste. 20934 Sheridan, WY 82801	Storey Mountain, LLC 30 North Gould St Ste. 20934 Sheridan, WY 82801	162 09 0A 114.00

SHERIFF'S DEED

This instrument is made and entered into on this 6th day of April, 2022 by and between Daron Hall, Sheriff for Davidson County, Tennessee (the "Grantor") and Storey Mountain, LLC, (the "Grantee"); and

WHEREAS, in the case of Storey Mountain, LLC, plaintiff, vs. Maciel Properties, Limited Liability Company a/k/a Maciel Properties, LLC, International Pallet Inc., Maciel Recovery & Recycling, LLC, and Martin Maciel Sanchez, defendants, Chancery Court of Davidson County Tennessee, Docket No. 15-1319-I

WHEREAS, by Order directing the Davidson County Sheriff to Conduct Execution Sale of Martin Macial Sanchez's ½ tenant in common interest in Real Property located at 5510 Country Dr. # 114, Nashville, Tn. 37211 entered by this Court of July 30, 2021,

WHEREAS, Grantor scheduled a sale of the property described herein the date for which was ultimately held on December 3, 2021; and

WHEREAS, Grantor caused a notice of sale to be published in The Ledger, a newspaper of general circulation in Davidson County, and that the property described herein would be sold at _9:30 a.m., on the 3rd day of November, 2021 at the front door of the Metro Historic Courthouse, Public Square, Nashville, Davidson County, Tennessee, such advertising appearing in said paper on the dates of September 24, 2021, October 1, 2021, and October 8, 2021, in compliance with Tenn. Code Ann. § 26-5-101and Tenn. R. of Civ. P 69.07(4), and proper notice of Notice of Sale was made via U.S. Mail to al interested parties and sent a copy of such notice to the judgement debtor, Martin Maciel Sanchez; and

WHEREAS, the Grantee appeared and bid at the price of $36,950.00, this being the highest, last, and best bid, and which bid, and sale price has been affirmatively approved and confirmed by the *Order Granting Motion to Consent and Approve Sheriff's Execution Sale of Martin Maciel Sanchez's Interest In Real Property and Notice of Hearing* Entered on March 21, 2022,

by the Chancery Court of Davidson County (the Order). A copy of this order is attached as Exhibit A to the this Deed; and

NOW THEREFORE, in consideration of the sum of $36,950.00, the receipt of which is hereby acknowledged, Grantor has this day bargained and sold and, by the premises, does transfer and convey to Grantee, his heirs and representatives, all right, title and interest that Martin Maciel Sanchez Sanchez has in and to the property located in Davidson County, Tennessee, and described as follows:

Legal Description: The real property is described as **Townhouse No. 114, Building No. 20, in Horizontal Property Regime of Hickory Valley, Phase 2 of record in Plat Book 4460, page 133 (erroneously shown as page 113 in prior deed), Register's Office for Davidson County, Tennessee, to which plan of reference is here made for a more complete description.**

Being the same property conveyed to Martin Maciel Sanchez and wife[1], on May 29, 2009, by Warranty Deed of Record as Instrument Number 20090602-0050826, said Register's Office.

The following liens attached to the property are:

a. First Judgment Lien in favor of Brent Goulet is of record as Instrument Number 20140225-0015851; and
b. Second Foreign Judgment Lien in favor of Grantee of record as Instrument Number 20160121-0006046.

In the event of any discrepancy between the addresses provided herein, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties and Grantor makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee/Buyer, his heirs, successors and assigns forever, free from redemption rights and equity of redemption of the judgment debtor, so that no right of redemption or repurchase shall exist in the judgment debtor, but that the title of the Grantee/Buyer shall be absolute, as provided by Tenn. Code Ann. § 66-8-101(2) and as provided in the Order.

[1] Martin Maciel Sanchez and his wife, Irma Maciel, were divorced on August 12, 2016, which converted their tenants by the entireties interest in the Property to one of tenants in common.

Said sale is subject to all easements, restrictions, and encumbrances that may take priority over the execution and levy upon which this sale was conducted.

WITNESS my hand this 6th day of April 2022.

Davidson County Sheriff, Daron Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Shirley D Bean, a Notary Public of this county, DARON HALL Sheriff for Davidson County, Tennessee and not individually the within named bargainor 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 contained.

WITNESS my hand, at office this 6 day of April 2022.

SHIRLEY D BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 3, 2025

J;

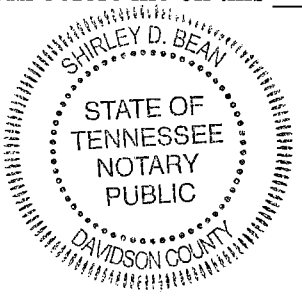
STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration of value whichever is greater for this transfer is $36,950.00

AFFIANT

Subscribed and sworn before me on this 6 day of April 2022.



NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 3, 2025

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
MAR 16 2022
Davidson Co. Chancery Court
FILED
2022 MAR 21 PM 3:47
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

STOREY MOUNTAIN, LLC, Assignee of IBERIABANK,	)	
Plaintiff,	)	
v.	)	**Case No. 15-1319-I**
MACIEL PROPERTIES, LIMITED LIABILITY COMPANY a/k/a MACIEL PROPERTIES, LLC, INTERNATIONAL PALLET, INC., MACIEL RECOVERY & RECYCLING, LLC, AND MARTIN MACIEL SANCHEZ,	)	
Defendants.	)	

ORDER GRANTING MOTION TO CONFIRM AND APPROVE SHERIFF'S EXECUTION SALE OF MARTIN MACIEL SANCHEZ'S INTEREST IN REAL PROPERTY AND NOTICE OF HEARING

This matter came before this Court for hearing on March 11, 2022, upon the Motion of Storey Mountain, LLC. Participating in the hearing were Attorney Matthew R. Murphy, representing Plaintiff Storey Mountain, LLC, assignee of IberiaBank, and Attorney J. Timothy Crenshaw, representing Brent Goulet.

Based on the Motion of Storey Mountain, LLC, the Response of Brent Goulet, the arguments of counsel, and the record as a whole, the Motion is hereby **GRANTED.**

IT IS ORDERED ADJUDGED, AND DECREED that, the auction Sheriff's sale of Martin Maciel Sanchez's interest in real property located at 5510 Country Drive, #114, Nashville, Tennessee 37211 (the "Property") conducted on December 3, 2021 pursuant to Tenn. R. Civ. P. 69.07(4) and Tenn. Code Ann. § 26-5-101, et. seq., is confirmed and approved. The sale is free and clear of all liens except ad valorem taxes, and the First Lien Judgment in favor of Brent Goulet. The winning bidder of the sale is Storey Mountain, LLC, for $36,950.00.

EXHIBIT A

IT IS FURTHER ORDERED ADJUDGED, AND DECREED that the Davidson County Sheriff shall issue a Sheriff's Deed transferring Martin Maciel Sanchez's ½ interest in the Property to Storey Mountain, LLC, pursuant to Tenn. Code Ann. § 26-5-111.

IT IS FURTHER ORDERED ADJUDGED, AND DECREED that the Davidson County Clerk and Master shall distribute the funds on ~~hand~~ deposit in the Court's registry in the amount of 36,950.00 paid by Storey Mountain, LLC, less the amount of all outstanding court costs, including post-judgment court costs, pursuant to the Agreement for Purchase of Real Property first to the payment of Plaintiff's costs and expenses in requesting and coordinating the Sale, including publication costs advanced and third party expenses, in the amount of $640.01, and next to the payment of Plaintiff's Second Lien Judgment.

IT IS SO ORDERED.

Patricia Head Moskal

Chancellor Patricia Head Moskal

APPROVED FOR ENTRY:

Matthew R. Murphy

Matthew R. Murphy (TN Reg. No. 24627)
Smythe Huff & Murphy, PC
1222 16th Avenue South
Suite 301
Nashville, TN 37212
(615) 255-4849
Attorneys for Storey Mountian, LLC

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been placed in the U. S. mail, via regular and certified mail, postage pre-paid and properly addressed to:

Martin Maciel Sanchez
5510 Country Dr.
#114
Nashville, TN 37211

Ivannoel G. Dollar
Gonzalez Dollar Law, LLC
1715 N. Wood Ave.
Florence, AL 35630

Irma Maciel
1929 Stonebrook Ln.
Birmingham, AL 35242

J. Timothy Crenshaw
3310 West End Ave.
Ste. 460
Nashville, TN 37203

on this 16th day of March, 2022.

Matthew R. Murphy