Karen Johnson Davidson County
Batch# 848980 DEEDTRSMD
05/02/2022 10:28:05 AM 6 pgs
Fees: $33.00 Taxes: $49.67
20220502-0050550

THIS INSTRUMENT PREPARED BY:
Sobro Law Group, PLLC
513 3rd Avenue South
Nashville, Tennessee 37210

JUDICIAL FORECLOSURE DEED

WHEREAS, by Warranty Deed of record in Instrument No. 20070226-0023175, Register's Office for Davidson County, Tennessee, Jeffrey Tanner and wife, Lauralea Tanner were the record owners of certain real property known as 460 Summit Oaks Drive, Nashville, Tennessee 37221 ("Subject Property"); and,

WHEREAS, title to the Subject Property is subject to the Declaration of Covenants, Conditions and Restrictions ("Declaration") of record in Instrument No. 20040116-0006770 said Register's Office; and,

WHEREAS, Default having been made by Jeffrey Tanner and wife, Lauralea Tanner 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 and Claim of Lien of record in Instrument No. 20210830-0116876, 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. 21-0162-II, Summit Oaks Homeowners Association, Inc. ("Summit Oaks" or "Association"), published a Notice of Foreclosure Sale which appeared in The Tennesseean Newspaper on March 25, 2022, April 1, 2022, and April 8, 2022, that the Subject Property was to be sold on the 13th day of April, 2022 at 11:00 A.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 Summit Oaks, at which time the Subject Property was sold to Larry Cox, whose address is 441 Beauchamp Circle, Franklin, Tennessee 37067, at and for the sum of Thirteen Thousand Four Hundred Twenty Three and 00/100 ($13,423.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by Larry Cox, of the sum of money bid, the undersigned, Ryan W. Pratt, Attorney for Summit Oaks Homeowners Association, Inc., does, pursuant to the said Order Granting Default Judgment, for Judicial Foreclosure, hereby grant, bargain, sell and convey to the said Larry Cox, his successors and assigns, in fee simple, 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. 28, as shown on the Plan of Summit Oaks, Phase Two, of record in Instrument No. 20040112-0004661,

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to Jeffrey Tanner and wife, Lauralea Tanner, by Warranty Deed of record in Instrument No. 20070226-0023175, Register's Office for Davidson County, Tennessee.

Being improved property known as: 460 Summit Oaks Drive, Nashville, Tennessee 37221.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property, the statutory right of redemption, any and all existing easements and restrictions as shown of record including those of record in Instrument Numbers 20020129-0011883; 20040112-0004661; 20020214-0019518; 20040116-0006770;20020137-0013598; 20030520-0068720; 20040928-0116868, and 20010925-0103588, Register's Office for Davidson County, Tennessee.

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 Larry Cox, his successors and assigns, in fee simple, to whom the said Summit Oaks Homeowners Association, Inc.

IN WITNESS WHEREOF, the said Ryan W. Pratt, Attorney for Summit Oaks Homeowners Association, Inc. has hereunto set its hand and seal this 13th day of April, 2022.

Ryan W. Pratt, Attorney for
Summit Oaks 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 Ryan W. Pratt, 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 Summit Oaks Homeowners Association, Inc., the within named bargainor, 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 13th day of April, 2022.

My commission expires: 9-8-2025

CHRISTY BURKHALTER
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 $13,423.29.

Affiant

Subscribed and sworn to before me this the 13th day of August 2022.

My Commission Expires: 9-8-2025

Notary Public

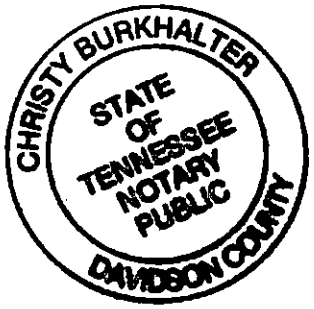
ADDRESS NEW OWNER AS FOLLOWS:

Larry Cox
441 Beauchamp Circle
Franklin, Tennessee 37067

SEND TAX BILLS TO:

"NEW OWNER"

Map: 128160B
Parcel: 028.00CO





ALL CLASSIFIED ADS are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Tennessean reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Tennessean shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

In some cases, statutes or regulations apply to advertising; you should consult a legal advisor in appropriate circumstances. We make no certifications, warranties, or representations that your advertising complies with laws. You are solely and exclusively responsible for your own advertising or advertising which you have placed.

Davidson/Wilson County Foreclosure Sales

0005151221

NOTICE OF FORECLOSURE SALE

Pursuant to the Order Granting Default Judgment in the Chancery Court for Davidson County, Case No. 21-0162-II, for Judicial Foreclosure against Jeffrey Tanner and Lauralea Tanner who was found in violation of the terms, conditions and payments secured by the Notice of Lien, Instrument No. 20210830-0116876, of record in the Register's Office for Davidson County, Tennessee, in accordance with Article V, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Summit Oaks Homeowners Association, Inc. ("Declaration") of record, Instrument No. 20020214-0019518, said Register's Office; and,

WHEREAS, pursuant to said Order, Jeffrey B. Tanner and Lauralea J. Tanner's right, title, and interest in the property description below shall be divested, and the property be sold; and,

WHEREAS, the entire indebtedness secured by said Notice of Lien, and all maintenance fees, assessments and related expenses which remain unpaid to date, as provided therein, are due and payable; and,

WHEREAS, Summit Oaks Homeowners Association, Inc. has directed Ryan W. Pratt to advertise the subject property for sale for the satisfaction of said indebtedness.

NOW THEREFORE, notice is hereby given that I, Ryan W. Pratt, in accordance with Tenn. Code Ann. 35-5-101, et seq., on behalf of Summit Oaks

Davidson/Wilson County Foreclosure Sales

Court Order will, on Wednesday, April 13, 2022, at 11:00 A.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, sell at public auction, to the highest bidder for cash. Said sale will be subject to all unpaid taxes, prior liens and encumbrances of record; the subject property being located in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being lot number 28, as shown on the plan of Summit Oaks, phase two, of record as instrument no. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jeffery Tanner and Lauralea Tanner by Stephen McNeil and Susan McNeil, by Warranty Deed of record as instrument no. 20070226-0023175, of the Register's Office of Davidson County, Tennessee.

Being real property known as: 460 Summit Oaks Drive, Nashville, Tennessee 37221

The following parties constitute "party interested" as defined in Tennessee Code Annotated § 35-5-104: Deed of Trust for the benefit of American Home Mortgage of record in Instrument No. 20070226-0023176, Register's Office for Davidson County, Tennessee; said Deed of Trust having been assigned to Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Man Series 2007-AF1 in Inst. No. 20131118-0118624, said Register's Office. Deed of Trust for the benefit of Mortgage Electronic Registration Systems, Inc., solely as a nominee for American Home Mortgage, of record in Instrument No. 20070226-0023177, Notice of Lien for the benefit of Summit Oaks Homeowners Association, Inc. of record in Instrument No. 20210830-0116876, and Notice of Lien for the benefit of Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20200910-0102925, said Register's Office.

In accordance with Tenn. Code Ann. 35-5-101(f), the right is reserved to adjourn the day of the sale to another day, time and place certain without fur-

Davidson/Wilson County Foreclosure Sales

If the highest bidder canno pay the bid within twenty-fou (24) hours of the sale, the nex highest bidder will be deeme the successful bidder.

This office is a debt collector This is an attempt to collect debt and any information ob tained will be used for that pur pose.

Ryan W. Pratt
Attorney for Summit Oak Homeowners Association, Inc.
513 3rd Avenue South
Nashville, Tennessee 37210
615-988-9911
Publication Dates:
March 25, 2022
April 1, 2022
April 8, 2022

Davidson/Wilson Property Owner Codes Notice

ADVERTISE
ORNDORFF, WAVERLY
120 DULUTH AVE
NASHVILLE, TN 37209

Re: **Property Standards Orde For Demolition or Remov of Structure**
The Structure Locate At:120 DULUTH AV 37209, (09105016000)
Request No: 21 1277207
Sub: PT LOT 25
WESTOVER RESUB O COCKRILL

To: ORNDORFF, WAVERLY:

On March 9, 2022, you were no present for the hearing origi nally scheduled in the office o the Director, Department o Codes Administration of the Metropolitan Government of Nashville and Davidson County, Tennessee in answer to the complaint of the Metropolitan Property Standards inspection, dated October 26, 2021 regarding the property located at 120 DULUTH AVE 37209, as of record in Instrument # (DB 00002279 0000139), R.O.D.C., TN.

The following determinations are based upon the Findings of Fact pursuant to the inspection report, the estimated cost of repairing, altering and/or improving the structure, the valuation of the structure by the Metropolitan Tax Assessors Office and the testimony presented at the hearing, if any:

1. That the above structure is unfit for human habitation due to the conditions existing therein which are deemed unsafe, unsanitary and detrimental to the health, safety and morals of the occupants of said struc-



ALL CLASSIFIED ADS
are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Tennessean reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Tennessean shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

In some cases, statutes or regulations apply to advertising; you should consult a legal advisor in appropriate circumstances. We make no certifications, warranties, or representations that your advertising complies with laws. You are solely and exclusively responsible for your own advertising or advertising which you have placed.

Davidson/Wilson County Foreclosure Sales

0005151221

NOTICE OF FORECLOSURE SALE

Pursuant to the Order Granting Default Judgment in the Chancery Court for Davidson County, Case No. 21-0162-II, for Judicial Foreclosure against Jeffrey Tanner and Lauralea Tanner who was found in violation of the terms, conditions and payments secured by the Notice of Lien, Instrument No. 20210830-0116876, of record in the Register's Office for Davidson County, Tennessee, in accordance with Article V, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Summit Oaks Homeowners Association, Inc. ("Declaration") of record, Instrument No. 20020214-0019518, said Register's Office; and,

WHEREAS, pursuant to said Order, Jeffrey B. Tanner and Lauralea J. Tanner's right, title, and interest in the property description below, shall be divested, and the property be sold; and,

WHEREAS, the entire indebtedness secured by said Notice of Lien, and all maintenance fees, assessments and related expenses which remain unpaid to date, as provided therein, are due and payable; and,

WHEREAS, Summit Oaks Homeowners Association, Inc. has directed Ryan W. Pratt to advertise the subject property for sale for the satisfaction of said indebtedness.

NOW THEREFORE, notice is hereby given that I, Ryan W. Pratt, in accordance with Tenn. Code Ann. 35-5-101, et seq., on behalf of Summit Oaks Homeowners Association, Inc. Court Order will, on Wednesday, April 13, 2022, at 11:00 A.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, sell at public auction, to the highest bidder for cash. Said sale will be subject to all unpaid taxes, prior liens and encumbrances of record; the subject property being located in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being lot number 28, as shown on the plan of Summit Oaks, phase two, of record as instrument no. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jeffery Tanner and Lauralea Tanner by Stephen McNeil and Susan McNeil, by Warranty Deed of record as instrument no. 20070226-0023175, of the Register's Office of Davidson County, Tennessee.

Being real property known as: 460 Summit Oaks Drive, Nashville, Tennessee 37221

The following parties constitute "party interested" as defined in Tennessee Code Annotated § 35-5-104: Deed of Trust for the benefit of American Home Mortgage of record in Instrument No. 20070226-0023176, Register's Office for Davidson County, Tennessee; said Deed of Trust having been assigned to Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, Man Series 2007-AF1 in Inst. No. 20131118-0118624, said Register's Office. Deed of Trust for the benefit of Mortgage Electronic Registration Systems, Inc., solely as a nominee for American Home Mortgage, of record in Instrument No. 20070226-0023177, Notice of Lien for the benefit of Summit Oaks Homeowners Association, Inc. of record in Instrument No. 20210830-0116876, and Notice of Lien for the benefit of Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20200910-0102925, said Register's Office.

In accordance with Tenn. Code Ann. 35-5-101(f), the right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the scheduled sale.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder will be deemed the successful bidder.

This office is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

Ryan W. Pratt
Attorney for Summit Oaks Homeowners Association, Inc.
513 3rd Avenue South
Nashville, Tennessee 37210
615-988-9911
Publication Dates:
March 25, 2022
April 1, 2022
April 8, 2022

Davidson/Wilson County Auto Storage Auctions

0005134683

Jim Jennings Title Service
Auction date 4/16/22 Time 9am
Locations listed
224 Brawner ave
2007 Linc 2Lmdu68c47vj31237
601 Rivergate pky
2015 Hond 5fnrL5h6xfb037619
2002 Hond jhLrd684x2c022873
1381 Old Belfast rd
Stoughton 1dw1a5329bs265612
Stoughton 1dw1a5322ds368602
205d Louise Ave
2004 Ford 1ftpwL45x4kb27910
829 W Main St
1972 Dodg wh23g2a124389
1976 Chev 1z37L6s424796
1243 S Dickerson Rd
1987 Ford 1ftee24h0hhb63991
2499 Hwy 47N
1995 Chev1gcec14k0sz172137

0005191213

NOTICE OF PUBLIC SALE. Notice is hereby given that PODS Enterprises, LLC will sell the contents of certain containers at auction to the highest bidder to satisfy owner's lien. Auction will be held online at www.StorageTreasures.com starting on April 6, 2022 and ending April 13, 2022 at 11 AM EST. Contents to be sold may include general household goods, electronics, office & business equipment, furniture, clothing and other miscellaneous property. Contents to be sold are stored by the following persons: Sara Gauchat 116128BX.

0005191433

South Side Towing & Recovery gives notice the following vehicle/s will be sold at 332 Wilhagan Road, Nashville, TN 37217 (615) 770-2780 at 9:00 a.m. on:

April 16, 2022

• Foreclosure Sales
• Property Owner Codes Notices
• Auto/Storage Auctions
• Juvenile Co
Publication
• Chancery/Ci
Sales
Call 615-664-2300 for

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Davidson/Wilson County Foreclosure Sales

0005151221

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WHEREAS, pursuant to said Order, Jeffrey B. Tanner and Lauralea J. Tanner's right, title, and interest in the property description below shall be divested, and the property be sold; and,

WHEREAS, the entire indebtedness secured by said Notice of Lien, and all maintenance fees, assessments and related expenses which remain unpaid to date, as provided therein,

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are due and payable; and,

WHEREAS, Summit Oaks Homeowners Association, Inc. has directed Ryan W. Pratt to advertise the subject property for sale for the satisfaction of said indebtedness.

NOW THEREFORE, notice is hereby given that I, Ryan W. Pratt, in accordance with Tenn. Code Ann. 35-5-101, et seq., on behalf of Summit Oaks Homeowners Association, Inc., by virtue of the power and authority vested in them by said Court Order will, on Wednesday, April 13, 2022, at 11:00 A.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, sell at public auction, to the highest bidder for cash. Said sale will be subject to all unpaid taxes, prior liens and encumbrances of record; the subject property being located in Davidson County, Tennessee to wit:

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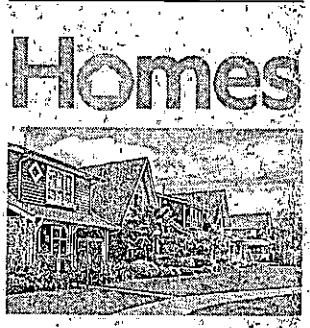
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In accordance with Tenn. Code Ann. 35-5-101(f), the right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder will be deemed the successful bidder.

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Ryan W. Pratt
Attorney for Summit Oaks Homeowners Association, Inc.
513 3rd Avenue South
Nashville, Tennessee 37210
615-988-9911
Publication Dates:
March 25, 2022
April 1, 2022
April 8, 2022



Davidson/Wilson County Foreclosure Sales

Davidson/Wilson County Foreclosure Sales

0005191361

SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in a Deed of Trust dated Decem-

Davidson/Wilson County Chancery/Circuit Court Orders of Publication

0005174015