

THIS INSTRUMENT PREPARED BY:
Sean C. Wlodarczyk
Evans, Jones & Reynolds, PC
401 Commerce Street
Suite 710
Nashville, TN 37219
615 259 4685

New Owner	Send Tax Bills To	Map & Parcel Number
Meridian Capital Group, LLC 5115 Maryland Way Brentwood, Tennessee 37027	Meridian Capital Group, LLC 5115 Maryland Way Brentwood, Tennessee 37027	083 10 0 001.00.

SUBSTITUTE TRUSTEE'S DEED

This Deed is executed to be effective as of the 9th day of May, 2022, from Sean C. Wlodarczyk as grantor, in his capacity as substitute trustee, to Meridian Capital Group, LLC as grantee.

WITNESSETH:

WHEREAS, on August 19, 2019, Trevecca Avenue Holdings, LLC, whose principle address is 1311 Woodland Street, Suite B, Nashville, Tennessee, 37206, executed a Deed of Trust (the "Deed of Trust") to Leslie A Garside, Trustee, to secure the prompt payment of certain indebtedness payable to Centejas Investments, LLC ("Beneficiary"), which indebtedness is evidenced in part by a promissory note (the "Note") as is more particularly described in the Deed of Trust, which is of record in the Register's Office of Davidson County, Tennessee as instrument number 20190827-0085937 to which reference is hereby made; and

WHEREAS, default was made in the payment of the Note and the performance of the covenants made in the Deed of Trust, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, Sean C. Wlodarczyk was appointed Successor Trustee by way of an Appointment of Successor Trustee recorded on December 16, 2021 as instrument number 20211216-0166675, in said Register's Office; and

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Deed of Trust, at the request of Beneficiary, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment in satisfaction of the indebtedness, including principal, interest, attorney's fees and costs of sale, I, Sean C. Wlodarczyk, as Substitute Trustee did on May 9, 2022, commencing at 10:00 o'clock a.m. pursuant to advertisement published in The Nashville Ledger a/k/a The Ledger, Nashville Edition, on April 15, 2022, April 22, 2022, and April 29, 2022, offer for sale and sold at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate:

> Land in Davidson County, Tennessee, being Lot. No. 3 on the Map of the Survey of J. J. Tamble Tract, which is of record in Plat Book 421, Page 29, in the Register's office of Davidson County, Tennessee, to which plan references is here made for a complete description thereof.

Being the same property conveyed by warranty deed from Rami S. Bell, Indira Singh, and Changi Singh to Trevecca Avenue Holdings, LLC, dated August 29, 2019, and recorded on August 27, 2019 as Instrument No. 20190827-0085936 in the Recorder's office for Davidson County, Tennessee.

This is improved property known as 416 N. 16th Street, Nashville, Tennessee, 37206, which has Tax Map Parcel Number: 083 10 0 001.00.

WHEREAS, at such sale Meridian Capital Group, LLC, became the highest and best bidder at and for the sum of Six-Hundred Eighty Five Thousand and One Dollars, and No cents ($685,001.00); and

WHEREAS, the proceeds of such sale have been applied in payment of the advertising charge of Evans, Jones & Reynolds, P.C., attorney's fees, and all other costs of sale, and the balance applied as a payment or credit on the Note thereby secured;

NOW, THEREFORE, I, Sean C. Wlodarczyk, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and convey unto Meridian Capital Group, LLC as grantee the following described real estate having an address of 416 N. 16th Street, Nashville, Davidson County, Tennessee, 37206:

Land in Davidson County, Tennessee, being Lot. No. 3 on the Map of the Survey of J. J. Tamble Tract, which is of record in Plat Book 421, Page 29, in the Register's office of Davidson County, Tennessee, to which plan references is here made for a complete description thereof.

Being the same property conveyed by warranty deed from Rami S. Bell, Indira Singh, and Changi Singh to Trevecca Avenue Holdings, LLC, dated August 29, 2019, and recorded on August 27, 2019 as Instrument No. 20190827-0085936 in the Recorder's office for Davidson County, Tennessee.

Source of Grantor's equitable interest is a Deed of Trust recorded as instrument number 20190827-0085937 in the Register's Office of Davidson County, Tennessee.

The above-described property is improved property.

The sale was advertised and made as trustee only, where-is and as-is, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to grantee all of the covenants and warranties contained in the Deed of Trust and in any prior deeds referred to in said Deed of Trust.

IN WITNESS WHEREOF, I, Sean C. Wlodarczyk Substitute Trustee, have executed this instrument to be effective this 9th day of May, 2022.

Sean C. Wlodarczyk
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jessica L. Bailey, Notary Public, Sean C. Wlodarczyk with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 9th day of May, 2022.

Jessica L Bailey
Notary Public

My Commission Expires: ~~7/24/20~~ 7/9/2024

JESSICA L. BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 7/9/2024

I hereby swear or affirm that the actual consideration for the transfer is $685,001.00.

Affiant:

Subscribed and sworn to before me, this 9th day of May 2022

Notary Public: Jessica L Bailey

My Commission Expires: 7/9/2024

JESSICA L. BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 7/9/2024