TRUSTEE'S DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $54,689.66 Affiant Subscribed and sworn to before me This 12th day of May, 2022. SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 11103125

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Juan A. Reina 820 Bishopsgate Road Antioch, TN 37103	New Owners	Map: 052-05-0 Parcel: 125.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

This indenture made the 12th day of May 2022, by and between Robert J. Notestine III, Trustee (party of the first part) and **Juan A. Reina** party(ies) of the second part.

W I T N E S S E T H:

WHEREAS, on the 29th day of November 2018, Alma Vargas De Anderson, by virtue of the Deed of Trust of record in Instrument Number 20181217-0122107, Davidson County, Tennessee, whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

Karen Johnson Davidson County
Batch# 859078 DEEDTRS
05/19/2022 11:52:30 AM 8 pgs
Fees: $43.00 Taxes: $202.35
20220519-0058100

Land in Davidson County, Tennessee, being Lot 19 on the Map of the revised Plan Block "K", Power and Roth's Madison Park Subdivision of record in Book 974, page 38, said Register's Office to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alma Vargas De Anderson by Warranty Deed from The Reina Family, a Tennessee General Partnership of record in Instrument number 20181217-0122106, said Register's Office.

This is improved property commonly known as 501 Yale Avenue, Madison, TN 37115.

AND WHEREAS, the said Deed of Trust was for the purpose of securing certain indebtedness owed by Alma Vargas De Anderson as owner of said real property to Juan A. Reina which payments are in default and which are owed to the lender, Juan A. Reina.

AND WHEREAS the party of the first part hereto did advertise said property as provided for in said Deed of Trust in the weekly newspaper published in Davidson County, Tennessee, to-wit: THE NASHVILLE LEDGER giving the time and place and terms of sale.

AND WHEREAS, Robert J. Notestine III was appointed as Trustee by the Deed of Trust of record in Instrument 20181217-0122107 Register's Office for Davidson County, Tennessee: and

AND WHEREAS, on the 12th day of May, 2022, at 10:00 o'clock a.m. at the Davidson County Courthouse, Davidson County, Tennessee, at the time and place fixed the said property was offered for sale at public auction for cash in hand and in bar of the right and equity of redemption as provided in said Deed of Trust and all amendments, assumptions and modifications thereto and being primed for a reasonable time was finally struck off to the party(ies) of the second part hereto at the bid of **$54,689.66,** the party of the second part being the highest and best bid which sum was in hand paid and identified as defined by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Robert J. Notestine III, Trustee, does hereby bargain, sell, transfer and convey unto said party(ies) of the second part, **Juan A. Reina** the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right and equity of redemption and the maker of said Note and all persons claiming to and under them. The party of the first part affirms that, as Trustee, he is lawfully seized of said property, has good right to convey it, will and does warrant unto said party(ies) of the second part, its heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further otherwise.

This sale is subject to all unpaid real property taxes for Davidson County, Tennessee, any governmental zoning and subdivision ordinances in effect on the day of sale, plats of record, any restrictions, easements and other encumbrances of record and any prior deeds of trust of record, and liens of the metropolitan government. Further, this sale is subject to the redemption rights of the State of Tennessee pursuant to the Notice of State Tax Lien of Record in Instrument number 20220124-0008387, Register's Office of Davidson County, Tennessee. Notice has been given to the Tennessee Department of Revenue as required by T.C.A. 67-1-1401 and a copy of said notices are attached as "Exhibit A" to this Deed.

IN WITNESS WHEREOF, the Grantor has caused this Trustee's Deed to be executed this 12th day of May, 2022.

Robert J. Notestine, III, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12th day of May in the year 2022, before me the undersigned, personally appeared **Robert J. Notestine, III** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 12th day of May, 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/03/25



Exhibit A

NOTESTINE LAW FIRM

109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205
Phone: 615-297-1568 Facsimile: 615-297-2413

Robert J. Notestine III	**Trent North Notestine**	**R. Elliott Graves**
Attorney at Law	**Attorney at Law**	**Attorney at Law**
Bob@notestinelaw.com	Trent@notestinelaw.com	Elliott@egraveslawfirm.com

February 22, 2022

Tennessee Department of Revenue
500 Deaderick Street,
Nashville, TN 37242

Re: Notice to Creditors - Trustee's Sale
Alma Vargas De Anderson,501 Yale Avenue
Madison, TN 37115, Map 05205012500

Ladies and Gentlemen:

This firm is legal counsel for Juan A. Reina in connection with the debt owed by the aforesaid Debtor. The indebtedness is in default and the security for same is being foreclosed. Enclosed please find the Notice of Trustee's Sale of the real property securing said indebtedness which is self-explanatory.

As a courtesy to you we are providing this notice because you may be a creditor of the above captioned party and your rights in the security may be affected by the foreclosure sale.

Sincerely,

Robert J. Notestine III

Enclosure

cc: Juan A. Reina

NOTESTINE LAW FIRM

109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205
Phone: 615-297-1568-Facsimile: 615-297-2413

Robert J. Notestine III
Attorney at Law
bob@notestinelaw.com

Trent North Notestine
Attorney at Law
trent@notestinelaw.com

March 16, 2022

Tennessee Department of Revenue
500 Deaderick St
Nashville, TN 37242

RE: Foreclosure Sale of 501 Yale Avenue, Madison, TN 37115

To whom it may concern,

This is in reference to the letter dated March 3, 2022, concerning the deficiencies of our notice to the Tennessee Department of Revenue of the foreclosure sale of 501 Yale Avenue. Please find enclosed a copy of the letter sent to our office. In our previous letter, we provided written notice of the sale as well as a letter outlining the procedure.

To remedy those issues noted by the Special Procedure Section of the Tennessee Department of Revenue, please find enclosed several other items: (1) Another copy of the notice of sale, (2) a copy of the Deed of Trust, in which includes the legal description of 501 Yale Avenue, and (3) a copy of the Tennessee Department of Revenue's Notice of State Tax Lien. The letter addressed to the Tennessee Department of Revenue providing 25 days' notice was previously sent, being the one referred to in the Department's previous correspondence.

Please let us know if this remedies the issues in our previous notice and whether the foreclosure sale may proceed as scheduled for March 31, 2022.

Thank you,

Robert J. Notestine, III

NOTESTINE LAW FIRM

109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205
Phone: 615-297-1568-Facsimile: 615-297-2413

Robert J. Notestine III
Attorney at Law
bob@notestinelaw.com

Trent North Notestine
Attorney at Law
trent@notestinelaw.com

April 4, 2022

Tennessee Department of Revenue
500 Deaderick St
Nashville, TN 37242

RE: Foreclosure Sale of 501 Yale Avenue, Madison, TN 37115

To whom it may concern,

This is an official notice to the Tennessee Department of Revenue of the foreclosure sale concerning the above-named real property. The sale will be conducted on May 12, 2022 at the Davison County Courthouse. The Tennessee Department of Revenue was previously noticed; however, due to deficiencies in previous notice, our office is once again sending notice.

Please see the enclosed (1) a copy of the notice of sale, (2) a copy of the security interest being enclosed upon, a deed which further contains the property's legal description, and (3) a copy of the Tennessee Department of Revenue's Notice of State Tax Lien.

Thank you,

Robert J. Notestine, III

Certificate of Authenticity

I, Robert J. McArthur, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/12/22.

AFFIANT SIGNATURE

5/12/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 12th day of May, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/13/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY