Karen Johnson Davidson County
Batch# 868749 DEEDWARR
06/08/2022 02:37:59 PM 4 pgs
Fees: $23.00 Taxes: $118.29
20220608-0065634

THIS INSTRUMENT PREPARED BY MARIA M. SALAS, CLERK AND MASTER CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE NASHVILLE, TENNESSEE

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**THIS INDENTURE**, made the 24th day of May, A.D., 2022, between **MARIA M. SALAS**, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and **Mr. Larry Cox**, party of the second part,

**WITNESSETH**, that by Order of CHANCERY COURT, in the case of THE VILLAS AT CONCORD PLACE HOMEOWNERS ASSOCIATION, Plaintiff, vs. MEGAN EVANS-CARLOTTA, f/k/a MEGAN C. HOLLAND, et al, Defendants, Case No. 19-1126-III, and entered NOVEMBER 4, 2021, the CLERK & MASTER did on THURSDAY, the 24th day of FEBRUARY, 2022, sell at public auction the real estate hereinafter described to MR. LARRY COX, for THIRTY-ONE THOUSAND, NINE HUNDRED SIXTY-NINE AND 34/100'S DOLLARS ($31,969.34), said consideration having been paid as required by the Court confirming said sale,

**NOW, THEREFORE**, in order to carry into effect the sale, pursuant to the Order Confirming Sale filed April 21, 2022, which divested all right title and interest in said land out of the Defendant, MEGAN EVANS-CARLOTTA f/k/a MEGAN C. HOLLAND, MARIA M. SALAS, as Clerk and Master, does transfer and convey to MR. LARRY COX, and to his heirs and assigns forever, subject to the first mortgage deed of trust in favor of UMB Bank, National Association, as Trustee for LVS Title Trust XIII as assignee of Wells Fargo Bank, N.A. by Corporate Assignment of Deed of Trust of record in Instrument Number 20210608-0076548, Register's Office for Davidson County, Tennessee; and shall

further be subject to the Subordinate Deed of Trust in favor of the Secretary of Housing and Urban Development of record in Instrument No. 20140530-0046677, Register's Office for Davidson County, Tennessee, and also subject to applicable taxes, and any other liens or encumbrances superior to the Plaintiff, said parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as:

> Land in Davidson County, Tennessee, being Unit 69 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being part of the same property conveyed to Centex Homes, a Nevada General Partnership, by deed from Legg Investments-Nolensville, LLC of record in Instrument No. 20050415-0042177, Register's Office for Davidson County, Tennessee.
>
> This is real property commonly known as 8249 Rossi Road, Brentwood, Tennessee 37027

**TO HAVE AND TO HOLD** said real estate, with all the hereditaments and appurtenances thereunto belonging to MR. LARRY COX, and to his heirs and assigns forever, subject to the first mortgage deed of trust in favor of UMB Bank, National Association, as Trustee for LVS Title Trust XIII as assignee of Wells Fargo Bank, N.A. by Corporate Assignment of Deed of Trust of record in Instrument Number 20210608-0076548, Register's Office for Davidson County, Tennessee; and shall further be subject to the

Subordinate Deed of Trust in favor of the Secretary of Housing and Urban Development of record in Instrument No. 20140530-0046677, Register's Office for Davidson County, Tennessee, and also subject to applicable taxes, and any other liens or encumbrances superior to the Plaintiff.

**Name and address of new owner:**

Mr. Larry Cox: 441 Beauchamp Circle, Franklin TN 37067

**Name and address to send tax bills:**

Mr. Larry Cox: 441 Beauchamp Circle, Franklin TN 37067

**Actual consideration for this transfer was $31,969.34 which has been paid.**

**IN WITNESS WHEREOF**, the said MARIA M. SALAS, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Maria M. Salas
CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named MARIA M. SALAS, Clerk and Master, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Subscribed and sworn to before me, this the 24 of May, 2022.

Vicki J. Bailey
NOTARY PUBLIC

VICKI T. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2024

The Actual Consideration or Value, whichever is greater, for this transfer is $_____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 31,969.34

_____, Affiant

Subscribed and sworn before me this the 8 Day of June, 2022

A. Hayes, Deputy Register

_____
AFFIANT SIGNATURE

e ___ of _____, 20____.

_____
NOTARY PUBLIC