Karen Johnson Davidson County
Batch# 872554 DEEDTRS
06/16/2022 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,439.30
20220616-0068917

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Benjamin Thomas Burford

GRANTEE(s)
Catamount Properties 2018, LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388
Info@TheWilsonLawFirm.com

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 8, 2015 and recorded May 12, 2015, Document No. 20150512-0043336 in the Register's Office of Davidson County, Tennessee, Benjamin Thomas Burford conveyed to W. Aaron Fortner, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Churchill Mortgage Corporation, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, PennyMac Loan Services, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on December 2, 2021, Document No. 20211202-0159621 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and PennyMac Loan Services, LLC has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to January 12, 2022; **AND** on said date the sale was announced to be postponed and the sale was conducted on May 25, 2022.

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on May 25, 2022; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Catamount Properties 2018, LLC, at and for the sum of $389,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Catamount Properties 2018, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Catamount Properties 2018, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot 87, Unit No. 1506 of Bellevue Commons Townhomes, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Grantor by deed recorded as Instrument No. 20150512-0043335, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 7252 Highway 70 South Apt. 1506, Nashville, TN 37221.
>
> Tax Parcel No.: 142070F087.00

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 Catamount Properties 2018, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 6 day of June, 2022.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: Info@TheWilsonLawFirm.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jillian Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 6th day of June, 2022.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $389,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 9th day of June 2022.

_____
Catamount Properties 2018, LLC

ACKNOWLEDGMENT

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Jamie Bednar, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Redondo Beach, CA this 9th day of June 2022.

_____
Notary Public

My Commission Expires: 5/2/2026

A. BECERRIL
Notary Public - California
Los Angeles County
Commission # 2401285
My Comm. Expires May 2, 2026

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Catamount Properties 2018, LLC
2015 Manhattan Beach Blvd.
Ste. 100
Redondo Beach, CA 90278

0214813757

202206160068917

COST OF PUBLICATION

First Insertion	**$230.00**
Second Insertion	**230.00**
Third Insertion	**230.00**
Total	**$690.00**

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated May 8, 2015, and the Deed of Trust of even date securing the same, recorded May 12, 2015, Document No. 20150512-0043336, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Benjamin Thomas Burford, conveying certain property therein described to W. Aaron Fortner as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Churchill Mortgage Corporation, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by PennyMac Loan Services, LLC.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by PennyMac Loan Services, LLC, will, on **January 12, 2022 on or about 10:00 AM, at the Davidson County Historic Courthouse, Nashville, Tennessee,** offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 87, Unit No. 1506 of Bellevue Commons Townhomes, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 in the Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS: 7252 Highway 70 South Apt. 1506, Nashville, TN 37221

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property: BENJAMIN THOMAS BURFORD

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed for a period of two weeks. In such situations, notices will be mailed to interested parties of record. **W&A No. 350459**

DATED December 10, 2021

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Dec. 17, 24, 31, 2021 Fql52062

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

December 17, 2021
December 24, 2021
December 31, 2021

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Pam Mallett, Chief Financial Officer

STATE OF TENNESSEE

On this **31st** day of **December 2021,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Pam Mallett** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this **31st** day of **December 2021.**

WHITNEY C. LOGAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. AUG. 03, 2025

_____
Notary Public

WILSON

Tennessee Certification of Electronic Document

I, G. Hercules, do hereby 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 6/6/2022 (date of document).

Affiant Signature

6/9/22
Date

State of California

County of Los Angeles

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

A. BECERRIL
Notary Public - California
Los Angeles County
Commission # 2401285
My Comm. Expires May 2. 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/2/2026

NOTARY'S SEAL

202206160068917