Karen Johnson Davidson County
Batch# 874697 DEEDTRS
06/21/2022 10:05:52 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20220621-0070160

This instrument prepared by:
Ferraro Hancock and
Associates, PLLC (THH)
2209 Crestmoor Rd., Ste. 210
Nashville, TN 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Southeastern Investments IV, LLC 445 Highway 46 South Suite 29, No. 209 Dickson, Tennessee 37055	SAME	053-16-0-135.00

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of June 3, 2022, by and between Todd H. Hancock, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Southeastern Investments IV, LLC.

WHEREAS by Deed of Trust dated April 12, 2017, of record at Instrument No. 20170413-0036171, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Debtor Dana Kiern, single woman ("Borrower"), conveyed to Charles J. Pignuolo, as Trustee, the hereinafter described real estate, to secure payment to BancorpSouth Bank of a promissory note dated April 12, 2017 (the "Note"); and

WHEREAS, the lawful holder of the Note, Cadence Bank, appointed Todd H. Hancock to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record at Instrument No. 20220419-0045157, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Successor Trustee having conducted a search of the Department of Defense Manpower Data Center to verify that the Borrower is not on active duty; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in

default and notice of such default was properly given; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the *Nashville Ledger* that the property would be sold at 11:00 a.m. on Friday, June 3, 2022, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, such advertisement appearing in said paper on May 13, 20 and 27, 2022, and sent a copy of such notice to Debtor and following such notice the default was not cured; and

WHEREAS, Notice of the Right to Foreclosure ("Notice") was given in accordance with T.C.A. §35-5-117 by mailing a copy of the Notice to the parties at least sixty (60) days prior to the first publication of the Notice of Substitute Trustee Sale; and

WHEREAS, the real property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1) and/or is subject to the right of this state to redeem the real property as provided for in T.C.A. § 67-1-1433(c)(1); and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvements, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to Southeastern Investments IV, LLC at the price of $270,000.00, this being the highest, last and best bid;

NOW, THEREFORE, I, Todd H. Hancock, Successor Trustee as aforesaid, in consideration of the premises and the sum of $270,000.00, credited by Cadence Bank against the Note, by these presents do transfer to Southeastern Investments IV, LLC, its successors and assigns, all of my right, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of Resubdivision Lots 2 & 3, Pitts Avenue Subdivision, of record in Plat Book 6200, Page 780, as amended in Book 7591, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dana Kiern, a single woman, by Warranty Deed, from James M. Kelley and Tammy M. Kelley, husband and wife, dated April 12, 2017, recorded April 13, 2017, of record in Instrument Number 20170413-0036170 in the Register's Office for Davidson County, Tennessee.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. (The foregoing is hereinafter referred to as the "Real Property".)

Property Address: 104 Cassie Bell Drive
Old Hickory, TN 37138

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

TODD H. HANCOCK
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Anna K. Maggard, a Notary Public of said County and State, TODD H. HANCOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand at office, this 3rd day of June, 2022.

Notary Public

ANNA K. MAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $270,000.

Affiant

Sworn to and Subscribed
before me this the 14th
day of June, 2022.

Notary Public

KAREN M. BRUNETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025