THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
Jake N. Adams, Esq.
Baker, Donelson, Bearman,
Caldwell & Berkowitz
1600 West End Ave, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 874863 DEEDTRS
06/21/2022 12:14:05 PM 4 pgs
Fees: $23.00 Taxes: $468.05
20220621-0070417

Address of New Owner:	Send Tax Bills to:	Property Address:
Southeastern Investments IV LLC 445 Highway 46 S, Suite 29, # 209 Dickson, Tennessee 37055	Southeastern Investments IV LLC 445 Highway 46 S, Suite 29, # 209 Dickson, Tennessee 37055	2002 Jefferson Street Nashville, Tennessee, 37208 Map & Parcel No.: 092 03 0 020.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 19, 2004 (the "Deed of Trust"), of record as Instrument Number 20041101-0131091 in the Office of the Register of Deeds of Davidson County, Tennessee (the "Register's Office"), Bobbie Jean Ellis ("Borrower") did convey in trust to PRLAP, Inc., as Trustee, certain property described therein to secure payment of a debt in the original principal sum of $40,659.46, payable to Bank of America, N.A. (the "Original Lender"). Said Deed of Trust is incorporated herein by reference;

WHEREAS, said Deed of Trust was assigned by Original Lender to National Loan Acquisitions Company ("Holder") by Assignment of Debt and Lien dated December 10, 2021, and filed of record as Instrument Number 20220105-0001589 in said Register's Office;

WHEREAS, Holder is the true and lawful owner and holder of the debt aforesaid which is secured by said Deed of Trust (the "Debt");

WHEREAS, by Appointment of Substitute Trustee recorded on April 14, 2022, as Instrument Number 20220414-0043718 in said Register's Office, Holder, exercising its authority as such owner and holder of said Deed of Trust, appointed Jake N. Adams, Esq., as Substitute Trustee (hereinafter, the "Substitute Trustee"), who is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above;

WHEREAS, default has been made in the payment of Debt and obligations secured by said Deed of Trust, and Holder, as owner and holder of the obligations secured thereby, has declared the entire balance due and payable and has instructed the undersigned Substitute Trustee to foreclose said Deed of Trust in accordance with its terms and provisions;

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with provisions of said Deed of Trust, advertise for sale the property to be conveyed by same, said advertisement for sale having been published in *The Nashville Ledger*, a newspaper with circulation in Davidson County, Tennessee, in the issues of May 27, 2022, June 3, 2022, and June 10, 2022, of said newspaper, said sale having been advertised for Friday, June 17, 2022, at 12:00 noon, at the on the steps outside the main south entrance of the Davidson County Nashville Metropolitan Courthouse, located at 1 Public Square, Nashville, Davidson County, Tennessee, at which time and place it was offered for sale and sold;

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building liens, and easements;

WHEREAS, Lender has complied with the notice provisions of 26 U.S.C. § 7425(c) and Reg. §§ 301.7425-1, T.C.A. §§ 50-7-404(i)(2)(B) and 67-1-1433(b)(2), and Tennessee Department of Revenue Rule 1320-2-1-.35 to the extent applicable; and

WHEREAS, the highest and best bid for said property was then and there made on behalf of Southeastern Investments IV LLC in the amount of One Hundred Twenty-Six Thousand Five Hundred and 00/100 Dollars ($126,500.00) for said property, which bid was then and there accepted by Jake N. Adams, as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Jake N. Adams, as Substitute Trustee,

has bargained and sold, and does by these presents bargain, sell, and convey unto **SOUTHEASTERN INVESTMENTS IV LLC** (the "Grantees"), their heirs and assigns, the property advertised and sold as hereinabove recited, and more particularly described and situated in the State of Tennessee, Davidson County, and is described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Eddie Ellis, Jr. and wife, Bobbie J. Ellis, from Dorris A. Gandy by Deed dated June 4, 1981, filed of record in Book 5753, Page 848 in said Register's Office.

Pursuant to a Court Order dated September 5, 1984, Case # 6374/879, title to the above-described property was vested in Bobbie Jean Ellis.

Also being the same property conveyed to Danny Dewayne Dunlap from Bobbie Jean Ellis by Quitclaim Deed dated April 17, 2009, and filed of record as Instrument Number 20090514-0044320 in said Register's Office

Said property is commonly known as 2002 Jefferson Street, Nashville, Tennessee, 37208, and is also designated as parcel number 092 03 0 020.00, but such address or designation is not a part of the legal description of the property sold herein, and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD, unto Grantees, their heirs and assigns, the same together with all hereditaments and appurtenances belonging or appertaining thereto, free from all rights of homestead, dower, equity of redemption and the statutory right of redemption in Tennessee Code Annotated §66-8-101, but each of these only to the extent that they have been waived in the Deed of Trust and further SUBJECT to the following:

1. Any unpaid taxes against the property; and

2. Any recorded easements, conditions, covenants, rights-of-way or subdivision plats affecting the property; and

3. Any dedication of roads affecting the property and any governmental zoning and subdivision ordinances or regulations in effect; and

4. Any prior or superior liens, judgment, deeds of trust or other interests of record; and

5. Rights of tenants, as tenants only, under unrecorded leases.

The undersigned Grantor, as Substitute Trustee, believes the title hereby conveyed to be good except for prior liens of record, including without limitation those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building lines and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, AND NO FURTHER OR OTHERWISE.

IN WITNESS WHEREOF, the said Jake N. Adams, as Substitute Trustee, has hereunto set his hand as of this 21st day of June, 2022.

By: _____
Jake N. Adams, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County of duly commissioned and qualified, Jake N. Adams, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, of his own free act and deed.

WITNESS my hand, at office, as of the 21st day of June, 2022.

Kaitlyn Russell
Notary Public

My Commission expires: Nov 8, 2022

KAITLYN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2022

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN to before me as of the ___ day of June, 2022.

_____
(Notary Public)
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 126,500 _____, **Affiant**
Subscribed and sworn before me this the
21 **Day of** JUNE, **20** 22
Q. Hayes, **Deputy Register**

SEL01 4856-2730-7792
2936443-000006

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERN 42 FEET OF LOT NO. 17 IN THE SUBDIVISION OF LOT NO. 2 OF THE HARDING LYTLE PLACE, A PLAN OF WHICH SUBDIVISION IS RECORDED IN BOOK 57, PAGE 123, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 42 FEET ON THE NORTH SIDE OF JEFFERSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 182.9 FEET TO AN ALLEY.

INCLUDING, BUT EXPRESSLY EXCLUDING THEREFROM THE FOLLOWING:

BEING A PART OF THE WESTERN 42 FEET OF LOT NO. 17 IN THE SUBDIVISION OF THE HARDING LYTLE TRACT, A PLAN OF WHICH SUBDIVISION IS RECORDED IN BOOK 57, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE NORTHWESTERLY CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO CLARE O. FRAZIER, AS OF RECORD IN BOOK 965, PAGE 128, SAID REGISTER'S OFFICE, SAID CORNER ALSO BEING THE NORTHEASTERLY CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO PALMER WALKER AND WIFE, AS OF RECORD IN BOOK 904, PAGE 499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE COMMON LINE BETWEEN SAID TRACTS OF LAND SOUTH 8° 57' 27" EAST 55.98 FEET TO A POINT; THENCE NORTH 81° 03' 58" EAST 42 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID FRAZIER TRACT AND LOT NO. 9 ON THE MAP OF J. L. BROWN'S SUBDIVISION, AS OF RECORD IN BOOK 21, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THENCE WITH THE COMMON LINE BETWEEN THE LAST TWO MENTIONED TRACTS OF LAND NORTH 8° 57' 27" WEST 55.93 FEET TO A POINT ON THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY SOUTH 81° 07' 58" WEST 42 FEET TO THE POINT OF BEGINNING.