Karen Johnson Davidson County
Batch# 878957 DEEDTRS
06/27/2022 02:13:41 PM 2 pgs
Fees: $13.00 Taxes: $625.30
20220627-0073592

PREPARED BY:
Padgett Law Group
6267 Old Water Oak Rd., Suite 203
Tallahassee, FL 32312
TDP File No.: 22-002674-1

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 6th day of May 2022, by and between Padgett Law Group, Substitute Trustee, and The Michaels LLC.

WITNESSETH:

THAT, WHEREAS, on August 14, 2019, Patrick Lee Owens, married, joined by spouse, Diane Holt duly executed and acknowledged a Deed of Trust, recorded in 20190827-0086053 ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Glenn Balletto, Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee ClearPath Lending, the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. F-122 on the Plan of Cedarwood Courtyard Homes, Phase One, a Planned Unit Development, as of record in Plat Book 5200, Page 61, Register's Office for Davidson County, Tennessee, clarified by Clarification of Plat of record in Book 5497, Page 800, said Register's Office, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes more fully set forth in Master Deed for Cedarwood Condominiums of record in Book 5707, Page 121, said Register's Office and all amendments thereto. BEING THE SAME PROPERTY CONVEYED TO PATRICK LEE OWENS, UNMARRIED BY DEED FROM CEDARWOOD COURTYARD HOMES HOMEOWNERS ASSOCIATION, INC. DATED DECEMBER 28, 2016 AND RECORDED DECEMBER 29, 2016 IN INSTRUMENT NO. 20161229-0136836 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 122 Cedarwood Lane, Madison, TN 37115, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office as Instrument No. 20220408-0041131; and

WHEREAS default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on April 8, 2022; April 15, 2022; and April 22, 2022.

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions therein contained.

WHEREAS, on the 5th day of May, 2022, at the hour of 11 o'clock AM, local time, at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to The Michaels LLC, at a bid of $169,000.00, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto The Michaels LLC the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of

any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: Renee Kammer

Printed Name: **Renee Kammer**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared Renee Kammer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 6th day of May 2022.

Carla R. Ward STATE OF TENNESSEE NOTARY PUBLIC Shelby County

Notary Signature: Carla R. Ward

My Commission Expires: 6/15/22

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $169,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Kammer

Affiant

STATE OF Tennessee
COUNTY OF Shelby

Carla R. Ward STATE OF TENNESSEE NOTARY PUBLIC Shelby County

Subscribed and sworn to before me on the date written above.

Notary Signature: Carla R. Ward

My Commission Expires: 6/15/22

Responsible Taxpayer and Property Owner:
The Michaels LLC
1602 Newstead Terrace
Brentwood, TN 37027

Map/Parcel Number: 043 02 0A 122.00