Karen Johnson Davidson County
Batch# 890471 DEEDTRS
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Fees: $18.00 Taxes: $651.20
20220718-0082021

FILE NO.: 22-01247

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Willodean F. Faught conveyed to Aspen Title & Escrow, LLC as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated April 25, 2019 and recorded on May 2, 2019 in Instrument No. 20190502-0041159, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Cardinal Financial Company, Limited Partnership**; and

WHEREAS, Cardinal Financial Company, Limited Partnership, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20220516-0055649 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on May 26, 2022, June 2, 2022, and June 9, 2022; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on June 30, 2022 at 11:00 AM to the highest and best bidder for cash, at which sale Southeastern Investments IV LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $176,000.00; and

WHEREAS, Southeastern Investments IV LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Southeastern Investments IV LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Southeastern Investments IV LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows:

BEING part of Lot No. 17 on the plan of H. E. Simpkins Division of the L.G. Curtis Lands, as of record in Book 547, Page 39, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the Westerly margin of Lloyd Avenue, being the Southeast corner of this tract and the Northeast corner of the John Burrough tract of record in Book 5308, Page 414, Register's Office Davidson County, Tennessee; thence with said Burrough's line N. 65 degrees 15 minutes W 530.0 feet to a point in Fred Stroud's Easterly line thence with Stroud's N 50 degrees 00 minutes E. 100.0 feet to a point; thence running S 62 degrees 45 minutes E. 471.9 feet to an iron pin in the Westerly margin of Lloyd Avenue, and being the Southeasterly corner John Banhardt, Jr., property; thence with said road margin S 12 degrees 00 minutes W, 72.0 feet to the point of BEGINNING.

BEING the same property conveyed to Willodean F. Faught, an unmarried person, by Quitclaim Deed dated February 9, 2005, from Willodean F. Faught, an unmarried person and Jerry L. Faught, a single person, filed of record on February 17, 2005, in Instrument Number 20050217-0017894, in the Register of Deeds Office for Davidson County, Tennessee.

Property commonly known as: 2405 Lloyd Ave, Nashville, TN 37218.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 11th day of July, 2022.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: September 3, 2024

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2024

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 11th day of July, 2022.

Notary Public

My Commission Expires: September 3, 2024

KYLE S KOTAKE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 03, 2024

Brock & Scott File No.: 22-01247
Property Address: 2405 Lloyd Ave, Nashville, TN 37218
Tax Parcel I.D. No.: 070 05 0 006.00
Property Owner and Tax Notices:
Southeastern Investments IV LLC
5133 Harding Pike Suite B10 Pmb 185
Nashville, TN 37205