Name and address of new owner:
Anchored Capital, LLC
445 Highway 46 S., Ste 29 #209
Dickson, TN 37055

Send Tax Bills:
Anchored Capital, LLC
445 Highway 46 S., Ste 29 #209
Dickson, TN 37055

Karen Johnson Davidson County
Batch# 898474 DEEDTRS
08/03/2022 12:26:39 PM 3 pgs
Fees: $18.00 Taxes: $654.90
20220803-0088515

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 134 09 0B 057.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 8, 2005, of record at Instrument No.: 20050909-0108524, Register's Office, Davidson County, Tennessee, **Claudia M. Russell**, conveyed to B. Anthony Saunders, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Nashville Area Habitat for Humanity, Inc. n/k/a Habitat for Humanity of Greater Nashville; and,

WHEREAS, by instrument recorded at Instrument No.: 20220627-0073544, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and,

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and,

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 8, 2022, July 15, 2022 and July 22, 2022 stating that on **Friday, July 29, 2022 at 12:00 pm Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Anchored Capital, LLC**, its successors and assigns for **$177,000.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **Anchored Capital, LLC**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being known as Lot No. 123 as shown on the map entitled Providence Park, Phase 1, Section 3, of record as Instrument No.: 20040907-0107496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

DEED REFERENCE:
Being the same property conveyed to Claudia M. Russell from Nashville Area Habitat for Humanity, Inc. by Special Warranty Deed of record as Instrument No.: 20050909-0108522, Register's Office for Davidson County, Tennessee. The description of this property is the same as set forth in the most current prior deed of record.

This description was taken from the deed of trust being foreclosed on of record at Instrument No. 20050909-0108524, said Register's Office.

This property is sold **SUBJECT** to a first mortgage securing 4029 Providence Park Lane, Nashville, TN in favor of Nashville Area Habitat for Humanity, Inc. in the original principal amount of $70,000.00, of record at Instrument No. 20050909-0108523 as well as any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office, including but not limited to ROW and/or Easement of record at Instrument No. 20030519-0067720, 20040416-0043248, and Book 4706, Page 227 as well as Restrictive Covenants of record at Instrument No. 20051116-0138367 and 20120702-0057818 said Register's Office.

MAP/GROUP/PARCEL: 134 09 0B 057.00
PROPERTY ADDRESS: 4029 Providence Park Lane, Nashville, TN 37211 as shown on the tax maps of Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 29th day of July, 2022.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 29th day of July, 2022.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$177,000.00**.

Affiant

Subscribed and sworn before me, this 29th day of July, 2022.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

DGM File #70035