Karen Johnson Davidson County
Batch# 898474 DEEDTRS
08/03/2022 12:26:39 PM 3 pgs
Fees: $18.00 Taxes: $593.48
20220803-0088516

This instrument prepared by:

MELINDA KIRKHAM
MACKIE WOLF ZIENTZ & MANN, P.C.
7100 COMMERCE WAY, SUITE 273
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 22-000136-671

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Anchored Capital, LLC
5133 Harding Pike, Ste. B-10, #185
Nashville, TN 37205

Tax ID: 05312014400
Property Address: 208 30th Street, Old Hickory, TN 37138

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 29, 2016, Mark Rosser was named Trustee in a Deed of Trust of even date executed by KENNETH PAUL ALDRIDGE AND CELESTA M. ALDRIDGE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $80,623.00, principal, said Deed of Trust being recorded as Instrument No. 20160216-0014581 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20220629-0075551** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **06/16/2022, 06/23/2022, 06/30/2022** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on July 21, 2022 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **ANCHORED CAPITAL LLC**, submitted the highest and best bid, in the amount of $160,400.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **ANCHORED CAPITAL LLC**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

Being the westerly 79 feet of Lots Nos. 1 and 2 of Block 7 on the Map of Dabbs Elliott's Subdivision, No. 1, as of record in Book 547, Page 97, Register's Office for Davidson County. Said parts of said Lots Front 79 feet on the southerly side of Dabbs Avenue and run back between parallel lines, along the easterly margin of 30th street, 100 feet to a dead line.
Being all of that certain property conveyed to Kenneth Paul Alridge Et Ex, Celesta M. Aldridge from S.T. Zimmerman Et. Ux, Cordelia A. Zimmerman, by deed dated 07/10/1974 and recorded 07/15/1974 in Boo 4834, page 114 of record in the Davidson County Register of Deeds, State of Tennessee.
Commonly known as: 208 30th St, Old Hickory, TN 37138
APN #: 053 12 0 144.00

THIS IS IMPROVED PROPERTY KNOWN AS 208 30th Street, Old Hickory, TN 37138.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **ANCHORED CAPITAL LLC**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027, on this 22nd day of July, 2022.

Melinda Kirkham, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melinda Kirkham, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee on this 22nd day of July, 2022.

CANDACE RENAE DODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

Notary Public:

My Commission Expires: 9/6/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $160,400.00.

Affiant

Subscribed and sworn to before me, this on this 22nd day of July, 2022.

Notary Public:

CANDACE RENAE DODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

My Commission Expires: 9/6/22

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 22-000136-671-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Melinda Kirkham, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 22nd day of July, 2022.

Melinda Kirkham
Attorney at Law, Bar Number
039948
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 22nd day of July, 2022 before me, Candace Dodson, the undersigned officer, personally appeared Melinda Kirkham of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for PHH Mortgage Corporation , and acknowledged that she executed the same as the act of her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

CANDACE RENAE DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2024

Notary Public, State of
Tennessee