This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 075 07 0 248.00
500 HIGHLAND VIEW DRIVE
HERMITAGE, TENNESSEE 37076

NO MORTGAGE
New Owner - Send Tax Bills:
LES LAZARUS
735 BURGESS DR.
GOODLETTSVILLE, TN 37072

Karen Johnson Davidson County
Batch# 900722 **DEEDTRS**
08/09/2022 10:55:38 AM 2 pgs
Fees: $13.00 Taxes: $629.00



20220809-0090428

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 28, 2016, FOUR STAR TITLE,** was named Trustee in a Deed of Trust of even date executed by **BAYRON OVALLE AND YENI LOPEZ DE OVALLE, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$113,015.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20161107-0117543,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20220624-0072223,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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 twenty-one (21) days notice by three (3) successive publications, namely of **JULY 1, 2022/JULY 8, 2022/JULY 15, 2022,** in **NASHVILLE LEDGER,** 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.

PURSUANT to said advertisement on **WEDNESDAY, JULY 27, 2022 AT 10:00 A.M. LOCAL TIME AT THE HISTORIC DAVIDSON COUNTY COURTHOUSE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his 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 time **LES LAZARUS ON BEHALF OF L&L TN R LLC** submitted the highest and best bid in the amount of **$170,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **L&L TN R 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 18B, PLAN OF RACHEL'S SQUARE, SECTION ONE, ZONE LOT DIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 539, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BAYRON OVALLE AND YENI LOPEZ DE OVALLE, HUSBAND AND WIFE, BY DEED OF RECORD IN INSTRUMENT NO. 20161107-0117542, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 500 HIGHLAND VIEW DRIVE, HERMITAGE, TENNESSEE 37076.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **L&L TN R LLC,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, 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 at Nashville, Tennessee **July 27, 2022.**

JESSICA D. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Notary Public

My Commission Expires: 11-6-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$170,000.00.**

Affiant

Subscribed and sworn to before me, this **27TH day of July, 2022.**

JESSICA D. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Notary Public

My Commission Expires: 11-6-24

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203