Karen Johnson Davidson County
Batch# 908514 DEEDTRS
08/26/2022 09:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220826-0096384

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.: 22-000177-671

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
FEDERAL HOME LOAN MORTGAGE CORPORATION
C/O RADIAN REAL ESTATE MANAGEMENT
7730 SOUTH UNION PARK AVENUE, SUITE 400
MIDVALE, UT 84047

Tax ID: 07511027400
Property Address: 1012 Rachels Square Dr, Hermitage, TN 37076

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 16, 2021, Homestead Title & Escrow, LLC was named Trustee in a Deed of Trust of even date executed by SHEILA M. DORRIS, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $152,700.00, principal, said Deed of Trust being recorded as Instrument No. 20210330-0041570 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. 20220712-0079822** 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: **07/21/2022, 07/28/2022, 08/04/2022** 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 August 25, 2022 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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 **PHH MORTGAGE CORPORATION**, submitted the highest and best bid, in the amount of $156,447.51, it being the best and highest bid.

PHH Mortgage Corporation has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, its successors and assigns.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Federal Home Loan Mortgage Corporation**, 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:

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. 100-B of the Zone Lot Division of Lots 80 thru 101 and 103 thru 107 Rachel`s Square, Section 2, as record in Plat Book 6250, Page 542, Register`s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sheila M. Dorris, unmarried by Warranty Deed dated 07/14/1997 from Kelly J. Langston, unmarried of record in Book 10531, Page 644, Register`s Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1012 Rachels Square Dr, Hermitage, TN 37076.

MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, convey to **Federal Home Loan Mortgage Corporation**, 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 25th day of August, 2022.

Melinda Kirkham, 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 at Brentwood, Tennessee on this 25th day of August, 2022.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires
July 6, 2026

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $156,447.51. Grantee(s) is exempt from any and all transfer taxes pursuant to U.S.C. §§1723a(c)(1), 1723a(c)(2), and T.C.A. §13-23-127.

Affiant

Subscribed and sworn to before me, this on this 25th day of August, 2022.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires
July 6, 2026

My Commission Expires:

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C.
7100 COMMERCE WAY, SUITE 273
BRENTWOOD, TN 37027

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 22-000177-671-1

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 25th day of August, 2022.

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

ACKNOWLEDGMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 25th day of August, 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 DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 6, 2026

Tennessee Certification of Electronic Document

I, Melinda Kirkham, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/25/22 (date of document).

Affiant Signature

8/25/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of August, 2022.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires July 6, 2026

22-000177-671-1 T.C.A. § 66-24-101 Trustees Deed