This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 071 01 0 162.00
2603 OLD MATTHEWS ROAD
NASHVILLE, TN 37207.

NO MORTGAGE
New Owner - Send Tax Bills:
ANCHORED CAPITAL LLC
445 HIGHWAY 46 SOUTH
SUITE 29, # 209
DICKSON, TN 37055

Karen Johnson Davidson County
Batch# 909686 **DEEDTRS**
08/30/2022 11:31:58 AM 2 pgs
Fees: $13.00 Taxes: $858.40
20220830-0097742

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 15, 2002, FMLS. INC.,** was named Trustee in a Deed of Trust of even date executed by **LYDIA B. ROWE, UNMARRIED,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$63,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20020403-0040113 AS MODIFIED IN INSTRUMENT NO. 20021228-0160477 TO INCREASE INDEBTEDNESS TO $80,000 AND FURTHER MODIFIED IN INSTRUMENT NO. 20040914-0110714 TO INCREASE INDEBTEDNESS TO $100,000,** 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, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20220718-0082024,** 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 **JULY 22, 2022/JULY 29, 2022/AUGUST 5, 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 **THURSDAY, AUGUST 18, 2022 AT 9:30 A.M., LOCAL TIME ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, 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 **JOBAN SOX ON BEHALF OF ANCHORED CAPITAL LLC,** submitted the highest and best bid in the amount of **$232,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do 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 LOT NO. 121 ON THE PLAN OF TRINITY HILLS VILLAGE, SECTION III, FIRST ADDITION, OF RECORD IN PLAT BOOK 4460, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LYDIA B. ROWE, UNMARRIED, BY WARRANTY DEED DATED JULY 17, 1972 OF RECORD IN BOOK 4624, PAGE 323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2603 OLD MATTHEWS ROAD, NASHVILLE, TN 37207.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ANCHORED CAPITAL 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

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 on **AUGUST 18, 2022.**

Jessica Binkley

Notary Public

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

My Commission Expires: 11-6-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$232,000.00.**

Affiant

Subscribed and sworn to before me, this **18TH day of AUGUST, 2022.**

Jessica Binkley

Notary Public

My Commission Expires: 11-6-24

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