Karen Johnson Davidson County
Batch# 910783 DEEDTRSMD
08/31/2022 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $166.50
20220831-0098348

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (SDW)
330 Commerce Street, Suite 110
Nashville, TN 37201

SUCCESSOR TRUSTEE ' S DEED

WHEREAS, by the Declaration of Covenants, Conditions and Restrictions of Southgate Condos, a Condominium Development (hereinafter referred to as the "Declaration"), of record in Instrument No. 20180118-0005186 in the Register's Office of Davidson County, Tennessee, Steven T. Morris, Trustee was named as Trustee to sell the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations within a certain Notice of Lien of record in Instrument No. 20201204-0140895, said Register's Office; and

WHEREAS, by Appointment of Successor Trustee of record in Instrument No. 20220720-0083157, said Register's Office, Southgate Condos Unit Owners Association, the lawful owner and holder of said indebtedness, appointed Scott D. Weiss, to succeed to all the rights, title and powers conferred upon the said Steven T. Morris, Trustee; and,

WHEREAS, default was made by Chelsea Gartner in the terms and conditions of said Notice of Lien and the lawful owner and holder of such Notice of Lien requested the undersigned to advertise and sell said property under the terms and provisions of said Declaration; and,

WHEREAS, pursuant of said request by Southgate Condos Unit Owners Association, owner of the debt secured by said Notice of Lien, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Master Deed by advertisement which appeared in The Tennessean on the 5th day of August, 2022, and the 12th and 19th day of August, 2022, the sale was appointed to be held on the 31st day of August, 2022, 11:00 a.m. local time, at the front door of the South side of the Davidson County Courthouse, located at 1 Public Square, Nashville, Davidson County Tennessee 37201; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale to the highest call bidder and at public outcry for cash at which time the said property was struck off and sold to 1 Public Homes, LLC, whose address is 5133Harding Pike, Suite B10-185, Nashville, Tennessee 37205, and for the sum of Forty-Five Thousand and 00/100 ($45,000.00) Dollars, that being the highest and best bid offered.

NOW THEREFORE, in consideration of the premises and the payment by 1 Public Homes, LLC, of the sum of money bid, receipt of which is hereby acknowledged, the undersigned, Scott D. Weiss, Successor Trustee, does hereby grant, bargain, sell and convey to the said 1 Public Homes, LLC, its successors and assigns, in fee simple forever, the property above mentioned and being further described as property situated in Davidson County, Tennessee, to-wit:

BEING, Land in Davidson County, Tennessee, being Unit No. B39-302 on the Plan of Southgate Condos, a Condominium Development, of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180118-0005 I 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Chelsea Gartner, an unmarried woman, by deed from Southgate Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190923-0096537, Register's Office for Davidson County, Tennessee.

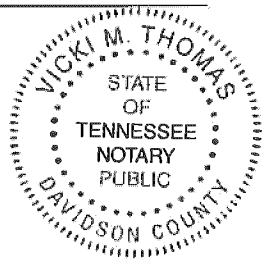
BEING improved property located at: 1609 Marshal Hollow Drive, #39, 302, Nashville, Tennessee 37203.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property; and subject to any and all other liens, interests, encumbrances, and subject to the Declaration of Covenants, Conditions and Restrictions of Southgate Condos, a Condominium Development, of record in Instrument No. 20180118-0005186 in the Register's Office of Davidson County, Tennessee and all other subdivision restrictions and easements which take priority over the Notice of Lien upon which the foreclosure sale is had.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto 1 Public Homes, LLC, its successors and assigns, in fee simple forever, to whom the said Scott D. Weiss, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Scott D. Weiss, Successor Trustee, has hereunto set its hand and seal this 31st day of August, 2022.

By: Scott D. Weiss
Its: Successor 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, **Scott D. Weiss, Successor Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2022.

My Commission Expires: 05/05/25

Notary Public

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

VICKI M. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 31st day of August, 2022.

My Commission Expires: 05/05/25

Notary Public

ADDRESS NEW OWNER AS FOLLOWS:

1 Public Homes, LLC
5133 Harding Pike, Suite B10-185
Madison, Tennessee 37205

SEND TAX BILLS TO:

"NEW OWNER"

Map: 105-11-2D
Parcel: 057.00-CO

Tennessee Certification of Electronic Document

I, Scott D. Weiss, 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 August 31, 2022.

Affiant Signature

08/31/2022
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 31st day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

