Karen Johnson Davidson County
Batch# 911689 DEEDTRS
09/01/2022 12:20:43 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098756

Prepared by:
Aldridge Pite, LLP
651 East 4th Street
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BK/PG: 2205/1620-1623
22024797
4 PGS:AL-SUBSTITUTE TRUSTEES DEED
LEANNE BATCH: 525091
08/30/2022 - 11:16 AM

VALUE	281000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1039.70
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1062.70

STATE OF TENNESSEE, WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

Return to and
Send Tax Bills to New Owner:
Anthony L. Bell and Staci L. Bell
1751 Wrencrest Drive
MT Juliet TN 37122
Tax/Parcel No: **052K A 017.01**

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made and entered into this 23rd day of August, 2022, by Clear Recon, LLC, Substitute Trustee ("Grantor"), and Anthony L. Bell and Staci L. Bell, 1751 Wrencrest Drive, MT Juliet TN, 37122 ("Grantee").

WHEREAS, by a certain Deed of Trust (the "Deed of Trust") dated March 11, 2019, and duly recorded in the Register's Office for Wilson County, Tennessee, at Book 1873, Page 2297 and Instrument No. 19667780, and of record in the Register's Office of Davidson County, Tennessee, recorded on April 4, 2019, at Instrument Number 20190404-0030774, to which reference is hereby made Latamara D. Troutt, unmarried woman, (the "Borrowers(s)"), did grant and convey the property hereinafter described, in trust to secure to Navy Federal Credit Union payment of a certain negotiable and promissory note (the "Note") dated March 11, 2019, in the principal sum of $223,250.00, said note being payable to Navy Federal Credit Union, or the holder thereof, reference to which Deed of Trust is made for a more particular description of said note; and

WHEREAS, the Grantor was duly appointed Substitute Trustee by virtue of that certain Substitution of Trustee recorded in the Register's Office for Wilson County, Tennessee, on April 19, 2022 at Book 2174, Page 1956 and Instrument No. 22011616, and of record in the Register's Office of Davidson County, Tennessee, recorded on April 26, 2022, at Instrument Number 20220426-0047680; and

WHEREAS, demand was made for payment of the Note secured by the Deed of Trust, payment of which was in default, and the obligation secured by the Deed of Trust was declared due and payable as provided in the Note and Deed of Trust; and

WHEREAS, it is provided in said Deed of Trust that upon default being made in the payment of the debt thereby secured, the Trustee, upon being requested so to do by the holder of said note, should sell the property therein; and

WHEREAS, default was made in the payment of the debt secured by the Note and Deed of Trust, and the Substitute Trustee having been requested by the holder of the Note to make sale of the hereinafter described property, and the said Trustee, pursuant to the terms of the Deed of Trust, and Tennessee law, caused the Notice of Substitute Trustee's Sale ("Notice of Sale") which provided that the property hereinafter described would be sold on June 9, 2022, at 11:00 a.m. local time at the Wilson County Courthouse, located in Lebanon, Tennessee, to be published in The Wilson Post, a newspaper of general circulation in Wilson County, Tennessee, on 5/11/2022, 5/18/2022, and 5/25/2022; and published in The Ledger - Nashville Edition, a newspaper of general circulation in Davidson County, Tennessee, on 5/13/2022, 5/20/2022, and 5/27/2022 a copy of the Notice of Sale was sent to the Borrower(s), the current owner of the property hereinafter described and all other parties who appeared to have an interest in the property as reflected in the of the Register's Office of Wilson County and Davidson County, Tennessee, and following such Notice of Sale, the default was not cured; and

WHEREAS, on June 9, 2022, it was announced that the sale was postponed to July 28, 2022, with notice of postponement sent in conformity with the provisions of the Deed of Trust and Tennessee law;

WHEREAS, pursuant to said advertisement and notice, on July 28, 2022, on or about 11:00 a.m. local time at the Wilson County Courthouse, located in Lebanon, Tennessee, the Substitute Trustee did offer the hereinafter described property for sale at public auction to the highest bidder and after opening the floor for competitive bids, sold the hereinafter described property to the Grantee for the sum of $281,000.00.

NOW THEREFORE, in consideration of the premises and said sum of money, the receipt of which is hereby acknowledged, Clear Recon, LLC, Substitute Trustee, does hereby grant, transfer and convey unto Anthony L. Bell and Staci L. Bell, its successors and assigns, the following described property, to-wit:.

LAND LOCATED IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT; BEING LOT NO. 73 ON THE PLAN OF SHERWOOD FOREST, SECTION 3, OF RECORD IN PLAT BOOK 12, PAGE 27, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE AND BOOK 4460, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

AND BEING THE SAME PROPERTY CONVEYED TO LATAMARA D. TROUTT FROM NICK COOPER AND JAMIE COOPER BY DEED DATED MAY 29, 2015, RECORDED ON JUNE 2, 2015 IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE, IN BOOK NUMBER 1644, PAGE NUMBER 1434 AND RECORDED ON JUNE 5, 2015 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN INSTRUMENT NO. 20150605-0052782.

PROPERTY ADDRESS: 4857 Everest Dr, Old Hickory, TN 37138

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses effective share, homestead, dower, courtsey and all other exemptions, as provided in, but only to the extent provided in the Deed of Trust.

This conveyance is made subject to (1) any and all unpaid ad valorem taxes plus penalty and interest, if any, that may be a lien upon the Property; (2) any and all liens, defects encumbrances, adverse claims, and other matters which may take priority over the Deed of Trust; (3) any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might have not been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and all conditions as shown with respect to the aforementioned Property in the Register's Office of Wilson County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representation or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantor makes no representation or warranty relating to title or any physical, environmental, health or safety conditions existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

IN WITNESS WHEREOF, Clear Recon, LLC, Substitute Trustee has hereunto affixed his hand and seal as of the day and year first above written.

JPierce
Jennifer Pierce
Clear Recon, LLC, Substitute Trustee
Vice President

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, Jennifer Pierce, Vice President of Clear Recon, LLC, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of August, 2022.

Carley Wiley
Notary Public

My Commission Expires: _____

CARLEY WILEY NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 11, 2024

STATE OF Georgia

COUNTY OF Fulton

To the best of the knowledge and belief of the undersigned, the Actual Consideration or True Value, whichever is greater, for this transfer is $281,000.00.

Aldridge Pite, LLP

By: JPierce
Jennifer Pierce

Sworn to and subscribed before me this 23rd day of August, 2022.

Carley Wiley
Notary Public

CARLEY WILEY NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 11, 2024

2049-052A