Karen Johnson Davidson County
Batch# 912656 DEEDTRS
09/06/2022 10:06:10 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220906-0099690

PREPARED BY AND RETURN TO:
Mickel Law Firm, P.A.
222 2nd Avenue South, Suite 1700
Nashville, TN 37201
Phone: (615)514-0138

SUBSTITUTE TRUSTEE'S DEED

GRANTOR:
Mickel Law Firm, P.A., Substitute Trustee
222 2nd Avenue South, Suite 1700
Nashville, TN 37201
Phone: (615)514-0138

TO:

GRANTEE:
Larry Cox

WHEREAS, by Deed of Trust dated June 27, 2006, and recorded as Instrument No.20060630-0078591, in the Register's Office of Davidson County, Tennessee, Maureen Hunkler, conveyed to Esquire Title, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in a newspaper of general circulation in Davidson County, Tennessee such advertisement

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appearing in said newspaper on July 15, 2022, July 25, 2022, and July 29, 2022 by which advertisement the sale was appointed to be held on August 9, 2022, at the front entrance of the Davidson County Courthouse, Historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, 37201, at or about 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Larry Cox, at and for the sum of $325,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Larry Cox, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Larry Cox of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Mickel Law Firm, P.A., as Substitute Trustee, has GRANTED, BARGAINED, SOLD, QUITCLAIMED, and CONVEYED, AS IS, and by these presents DOES GRANT, BARGAIN, SELL, QUITCLAIM AND CONVEY, AS IS unto the said Larry Cox, and unto his/her/its successors and assigns forever, the following described property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, being Lot No. 162 on the plan of Hillbrook, Section III, as of record in Book 3300, Page 84, Register`s Office for said county, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.
Parcel ID: 148 01 0 014.00

More Commonly Known As: 258 Willow Lane, Nashville, TN 37211.

Maureen Hunkler, (HIS/HERS/THEIR) HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record recorded on 06/30/2006 as Instrument No. 20060630-0078590 in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee

any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any ways appertaining unto Larry Cox, his successors and assigns, in fee simple forever, to whom the said Mickel Law Firm, P.A., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Mickel Law Firm, P.A., Substitute Trustee, on the 26 day of August, 2022 has hereunto set his hand and seal.

Mickel Law Firm, P.A.

By: _____
James H. Swindle, Jr. (TN Bar No. 038244)

STATE OF ~~TENNESSEE~~ Arkansas)
)**ACKNOWLEDGMENT**
COUNTY OF Pulaski)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James H. Swindle, Jr., who acknowledged himself to be an authorized signatory of Mickel Law Firm, P.A., the within bargainer, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by personally signing for Mickel Law Firm, P.A. on the day and date therein mentioned.

WITNESS MY SIGNATURE and seal of office this 26 day of August, 2022.

_____
Notary Public

Exp. Date February 05, 2032
Cecilia Synco
Notary Public
Commission # 12717320
Pulaski County, Arkansas

My Commission Expires:

02-05-2032

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I, or we, hereby swear and affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ Arkansas)

)**ACKNOWLEDGMENT**

COUNTY OF Pulaski)

Subscribed and sworn to before me on the date written above.

Notary Public

My Commission Expires:

02.05.2032

Exp. Date February 05, 2032
Cecilia Synco
Notary Public
Commission # 12717320
Pulaski County, Arkansas

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Larry Cox
441 Beauchamp Circle
Franklin, TN 37064
Franklin, TN 37067

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