Karen Johnson Davidson County
Batch# 912660 DEEDTRS
09/06/2022 10:09:04 AM 3 pgs
Fees: $18.00 Taxes: $488.40
20220906-0099695

PREPARED BY AND RETURN TO:
The Law Offices of Damian G. Waldman, P.A.
P.O. Box 5162
Largo, FL 33779

Responsible Taxpayer and Property Owner:

Name: Larry Cox Address: 441 Beauchamp Circle City: Franklin
State: Tennessee Zip: 37067

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$132,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this 2 day of Sept, 2022.

Notary Signature:
Printed Name: My Commission Expires
Notary State:
Commission Exp: January 23, 2023

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 30th day of August, 2022, by and between **The Law Offices of Damian G. Waldman, P.A.**, Substitute Trustee, a Florida Corporation duly authorized to conduct business in Tennessee, and **Larry Cox**, of Franklin, Tennessee.

WITNESSETH:

THAT, WHEREAS, on June 20, 2003, Robert P. Hoover and wife, Donna M. Hoover, as Borrowers, executed and acknowledged a Deed of Trust which was recorded on July 2, 2003, as Instrument No. 20030702-0091292 ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to John Kendrick, as Trustee, for the benefit of Washington Mutual Finance, the hereinafter described real estate, to secure payment of an indebtedness, together with fees and costs necessary to enforce the collection thereof, said note being incorporated into said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Legal of the Property: A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 OF BLOCK "A" OF THE REVISED PLAN OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 43 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF BLACKSTONE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 100 FOOT TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED FROM JAMES W. HAWKINS AND WIFE, BOBBIE NELL HAWKINS, TO ROBERT P. HOOVER AND WIFE, DONNA M. HOOVER, BY DEED RECORDED 4-20-1971, IN BOOK 4494, AT PAGE 923, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT to any and all existing restrictions and easements of record.

Street Address: The street address of the property is believed to be 608 Blackstone Avenue, Madison, Tennessee 37115, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 052 02 0 174.00 (However, the legal of the property shall control in the event of any inconsistencies between the legal of the property and street address or map/parcel number).

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, The Law Offices of Damian G. Waldman, P.A., Substitute Trustee, a Florida Corporation duly authorized to conduct business in Tennessee, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to the terms and conditions of said Deed of Trust, said Appointment being of record as Instrument No. 20220707-0078367 in the aforesaid Register's Office; and

WHEREAS, default has been made in the payment of the total amount due and payable as provided in the obligations secured by the Deed of Trust, which total amount was past due at the time the foreclosure of said Deed of Trust was begun, and the owner and/or holder of said obligations directed the party of the first part to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper published in Davidson County, Tennessee, to-wit, The Ledger – Nashville Edition, giving the time, place and terms of said sale; and

WHEREAS, on the 25th day of August, 2022, at the hour of 10:00 o'clock a.m. local time, at the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction FOR CASH to the last, highest, and best bidder free from all equitable rights of redemption, statutory rights of redemption, homestead, dower, marital share and all other exemptions and redemptive rights of every kind, the same having been waived by the terms of said Deed of Trust, and being cried for a reasonable time, was finally sold to **Larry Cox**, at a bid of **$132,000.00**, being the highest and best bidder(s), which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, The Law Offices of Damian G. Waldman, P.A., as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto **Larry Cox** the real estate and personal property hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and all persons claiming through and under said makers.

The Law Offices of Damian G. Waldman, P.A., as Substitute Trustee, does hereby transfer, assign, and set over unto **Larry Cox**, his/her/its heirs, executors, administrators, representatives, successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as it is authorized to do as such Substitute Trustee, but no further or otherwise; provided, however, this conveyance is SUBJECT TO any rights of redemption held by federal or state governmental

authorities (if noted herein), priority tax liens, prior encumbrances, objections, conditions, restrictions, and any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine, and neuter genders.

IN WITNESS WHEREOF, The Law Offices of Damian G. Waldman, P.A., as Substitute Trustee, has hereunto set its hand and seal the day and year first above written.

The Law Offices of Damian G. Waldman, P.A.

By: David Miller
Printed Name: David Miller
Position Held: Attorney

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 30th day of August, 2022, by Attorney David Miller of The Law Offices of Damian G. Waldman, P.A., Substitute Trustee, a Florida Corporation duly authorized to conduct business in Tennessee, on behalf of said corporation and for the purpose therein contained.

Notary Signature: Tammeaka L Hollis
Printed Name: Tammeaka L. Hollis
Notary State: Florida
Commission Exp: 10/28/2024

NOTARY PUBLIC STATE OF FLORIDA
Tammeaka L Hollis
Notary Public, State of Florida
My Commission Expires 10/28/2024
Commission No. HH 058256