Karen Johnson Davidson County
Batch# 914289 DEEDTRS
09/08/2022 01:57:51 PM 3 pgs
Fees: $18.00 Taxes: $731.12
20220908-0100807

This instrument prepared by:

MELINDA KIRKHAM
MACKIE WOLF ZIENTZ & MANN, P.C.
7100 COMMERCE WAY, SUITE 273
BRENTWOOD, TN 37027
(615) 238-3630
MWZM No.: 22-000242-391

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Anchored Capital, LLC
445 Highway 46 S., Suite 29, #209
Dickson, TN 37055

Tax ID: 052120075.00
Property Address: 635 Canton Pass, Madison, TN 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 24, 2019, Tennessee Title Services LLC was named Trustee in a Deed of Trust of even date executed by WILLIAM B. BRUCE, JR. AND MICHAEL B. JOHNSON AND PATRICIA A. BARLOW, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $186,558.00, principal, said Deed of Trust being recorded as Instrument No. 20190501-0040315 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20220622-0070804** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it 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 notice by three (3) successive publications, namely: **07/21/2022, 07/28/2022, 08/04/2022** in 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.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on August 24, 2022 on or about 10:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its 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 **ANCHORED CAPITAL, LLC**, submitted the highest and best bid, in the amount of $197,600.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does 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:

Land in Davidson County, Tennessee, being Lot. 23 on the Plan of Plan of Schoolside Heights of record in Plat Book 3700, Page 38, in the Register`s Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 81.5 feet on the Easterly side of Canton Pass and runs back 157.9 feet on the North line and 135 feet on the South line to a dead line in the rear, which is a broken line, and measures 68.5 thereon.

Being the same property conveyed to William B. Bruce Jr, a single man and Michael B. Johnson, a married man and Patricia A. Barlow by Deed form Laboratory Management Consultants, Inc, a Kentucky Corporation of record in Instrument No. 201905010040313 Register`s Office for Davidson County, Tennessee.

Parcel ID: 052-12-0-075.00
Commonly Known as: 635 Canton Pass, Madison, Tennessee 37115

THIS IS IMPROVED PROPERTY KNOWN AS 635 Canton Pass, Madison, TN 37115.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **ANCHORED CAPITAL, LLC**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027, on this 24th day of August, 2022.

Melinda Kirkham, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melinda Kirkham, Attorney, as agent 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 Brentwood, Tennessee on this 24th day of August, 2022.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires
July 6, 2026

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $197,600.00.

Affiant

Subscribed and sworn to before me, this on this 24th day of August, 2022.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires
July 6, 2026

My Commission Expires:

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 22-000242-391-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Melinda Kirkham, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 24th day of August, 2022.

Melinda Kirkham
Attorney at Law, Bar Number
039948
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 24th day of August, 2022 before me, Candace Dodson, the undersigned officer, personally appeared Melinda Kirkham of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Cardinal Financial Company, Limited Partnership, and acknowledged that she executed the same as the act of her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHERE OF, I hereunto set my hand and official seal.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public, State of Tennessee

My Commission Expires
July 6, 2026