Karen Johnson Davidson County
Batch# 918023 DEEDTRS
09/16/2022 02:41:30 PM 5 pgs
Fees: $28.00 Taxes: $1,230.81
20220916-0103625

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.: 22-000397-850

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
CIM REO 2021-NR1 LLC
C/O SELECT PORTFOLIO SERVICING, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

Tax ID: 141-15-0-A 037.00 CO
Property Address: 7008 Cotton Blossom Lane, Nashville, TN 37221

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 23, 2006, Gregory A. Morgan was named Trustee in a Deed of Trust of even date executed by CARSON R. GOULD AND CONNIE J. GOULD, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $280,000.00, principal, said Deed of Trust being recorded as Instrument No. 20060309-0027569 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. 202207270085893** 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: **08/04/2022, 08/11/2022, 08/18/2022** 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.

This sale is also subject to the right of redemption by the INTERNAL REVENUE SERVICE/DEPARTMENT OF THE TREASURY, pursuant to 26 U.S.C. 7425 by reason of the following tax lien(s) of record in the original amount of $54,134.60 as Instrument No. 20211008-0135354 in the real property records of Davidson County Register's Office, Tennessee.

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 September 15, 2022 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, 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 **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1**, submitted the highest and best bid, in the amount of $332,650.92, it being the best and highest bid.

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1 has assigned its interest in said property to CIM REO 2021-NR1 LLC, its successors and assigns.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **CIM REO 2021-NR1 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:

Lot No. 59, on the Plan of Section 1, Rolling River Estates, of record in Book 4860, Page 27, said Register`s Office, to which reference is hereby made for a more complete and accurate legal description. County of Davidson, State of Tennessee. APN: 141-15-0-A037.00 CO

THIS IS IMPROVED PROPERTY KNOWN AS 7008 Cotton Blossom Lane, Nashville, TN 37221.

MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, convey to **CIM REO 2021-NR1 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 16th day of September, 2022.

Melinda Kirkham, 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 16th day of September, 2022.

Notary Public:

My Commission Expires: My Commission Expires July 6, 2026

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $332,650.92.

Affiant

Subscribed and sworn to before me, this on this 16th day of September, 2022.

Notary Public:

My Commission Expires
July 6, 2026

My Commission Expires:

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
MACKIE WOLF ZIENTZ & MANN, P.C.
7100 COMMERCE WAY, SUITE 273
BRENTWOOD, TN 37027

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 22-000397-850-1

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 16th day of September, 2022.

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

ACKNOWLEDGMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 16th day of September, 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 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1, 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

My Commission Expires
July 6, 2026

17489

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
440062721

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Karen Johnson Davidson County
Batch# 731775 LIENFTL
10/08/2021 09:36:16 AM 1 pg
Fees: $12.00 Taxes: $0.00

20211008-0135354

Name of Taxpayer CONNIE J GOULD

Residence 1099 GENERAL GEORGE PATTON RD
NASHVILLE, TN 37221-2541

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	09/30/2017	XXX-XX-3504	03/15/2021	04/14/2031	226.13
6672	03/31/2018	XXX-XX-3504	03/15/2021	04/14/2031	166.44
6672	09/30/2018	XXX-XX-3504	03/15/2021	04/14/2031	10966.56
6672	12/31/2018	XXX-XX-3504	03/15/2021	04/14/2031	2027.20
6672	03/31/2019	XXX-XX-3504	04/26/2021	05/26/2031	13894.12
6672	06/30/2019	XXX-XX-3504	03/15/2021	04/14/2031	12977.47
6672	03/31/2020	XXX-XX-3504	03/15/2021	04/14/2031	13876.68

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 54134.60

This notice was prepared and signed at NASHVILLE, TN, on this,

the 30th day of September, 2021.

Signature Clevin Dean Cleary
for HENRY WILSON

Title
REVENUE OFFICER
(615) 250-5092

25-14-2223

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

Tennessee Certification of Electronic Document

I, Melinda Hollon, 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 September 16, 2022.

Melinda Hollon
Affiant Signature

9/16/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of Sept., 2022.

Candace Dodson
Notary's Signature

9/16/22
Date

MY COMMISSION EXPIRES:
Notary's Seal (If on paper)

My Commission Expires
July 6, 2026

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY