FILE NO.: NATR-22-02291

Karen Johnson Davidson County
Batch# 918873 DEEDTRS
09/20/2022 08:55:30 AM 6 pgs
Fees: $33.00 Taxes: $873.20
20220920-0104400

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
NATR-22-02291

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
CATAMOUNT PROPERTIES 2018, LLC	CATAMOUNT PROPERTIES 2018, LLC	136 07 0 001.00
2015 Manhattan Beach Blvd Ste. 100 REDONDO BEACH, CA 90278	2015 Manhattan Beach Blvd Ste. 100 REDONDO BEACH, CA 90278	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated April 8, 2005 and recorded April 18, 2005, at **Instrument Number 20050418-0042757**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **GREGORY O CHRISTIE and LINDA CHRISTIE** ("Borrower") conveyed to INFINITY TITLE, LLC, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on April 8, 2005, (the "Note"), which obligation is presently held by **Metropolitan Life Insurance Company** ; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of INFINITY TITLE, LLC, said appointment being set forth in **Instrument Number 202206170069738** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on August 18, 2022, at 10:00 AM At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on July 21, 2022, July 28, 2022, August 4, 2022, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on August 18, 2022, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **CATAMOUNT PROPERTIES 2018, LLC** at the price of **Two Hundred Thirty-Six Thousand and 00/100 ($236,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Thirty-Six Thousand and 00/100 ($236,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **CATAMOUNT PROPERTIES 2018, LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 35 ON THE PLAN OF SECTION TWO, PRIEST LAKE PARK, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 4175, PAGE 56, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHCIH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

The source of title is recorded at Instrument Number 20040329-0034869, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 3704 ANDERSON RD, NASHVILLE, TN 37217.

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

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

The Property is conveyed AS IS WHERE IS, without representations 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.

WITNESS the signature of the Substitute Trustee on this the 25th day of August, 2022.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Brenda Vernice Sanders, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 25th day of August, 2022.

Brenda Vernice Sanders
Notary Public

My commission expires: 8/16/2025

Brenda Vernice Sanders
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires August 16, 2025

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $ 236,000.00.

WITNESS my hand on this 15th day of September, 2022.

Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the _____ day of _____, 202__.

Notary Public

My commission expires: see attached

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 15th day of September, 2022
Date *Month* *Year*
by (1) Gregory L. Geiser
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BRITTANY WOODS
Notary Public - California
Los Angeles County
Commission # 2336669
My Comm. Expires Oct 29, 2024

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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Tennessee Certification of Electronic Document

I, G. Hercules, 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 8/25/2022 (date of document).

Affiant Signature

9/15/2022
Date

State of _____

County of _____

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

See attached

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

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4 _____
5 _____
6 _____

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State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 15th day of September, 2022
Date *Month* *Year*
by
(1) G. Hercules
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BRITTANY WOODS
Notary Public - California
Los Angeles County
Commission # 2336669
My Comm. Expires Oct 29, 2024

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

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