SUCCESSOR TRUSTEE'S DEED

Karen Johnson Davidson County
Batch# 925146 DEEDTRS
10/04/2022 02:39:57 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20221004-0109552

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $223,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 223,000
_____, **Affiant**
Subscribed and sworn before me this the 4 **Day of** Oct, **20**22
O. Hayes, **Deputy Register**

_____
Notary Public

My commission expires:_____

This instrument was prepared by:
Robert S. Coleman, Jr.
1501 N. University, Suite 970
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Anchored Capital, LLC	Anchored Capital, LLC	#163-02-0-A-007.00 CO
445 Highway 46 South	445 Highway 46 South	
Suite 29 #209	Suite 29 #209	
Dickson, TN 37055	Dickson, TN 37055	

WHEREAS, Rick Flenoy and Linda Flenoy, by Deed of Trust (the "Deed of Trust") dated August 22, 2005, and of record as Instrument No. 20050824-0100818 in the Register's office for Davidson County, Tennessee, conveyed to Wesley D. Turner, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Long Beach Mortgage Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20220714-0080999 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder. the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Tennessean newspaper on July 25, 2022; August 1, 2022; and August 8, 2022; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at 1 Public Square at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM on August 16, 2022, and Anchored Capital, LLC (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Two Hundred Twenty-Three Thousand Dollars and No Cents ($223,000.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Hickory Highland Place, Section 3, Phase 1, of record in Instrument No. 20031014-0151901, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rick Flenoy and Linda Flenoy by deed being recorded as Instrument No. 20050824-0100817 in Register's Office of Davidson County, Tennessee for said County.

More Commonly Known As: 4849 Highlander Cove, Antioch, TN 37013
Tax Map or Parcel ID #163-02-0-A-007.00 CO

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th date of ~~August~~ Sept, 2022 at 2:55 p.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)

COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 14 day of Sept, 2022 at 2:55 p.m. CDT.

My commission expires: 09/15/2024

Notary Public

