Karen Johnson Davidson County
Batch# 925146 DEEDTRS
10/04/2022 02:39:57 PM 4 pgs
Fees: $23.00 Taxes: $758.50
20221004-0109553

Prepared By/Return To:
McMichael Taylor Gray, LLC
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
MTG: TN2022-00105
Property Address: 3815 Lake Aire Drive, Nashville TN 37217
Parcel Number: 136 07 0 071.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Jason Morris conveyed to William E. Wilson, Jr., Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated June 24, 2016 and recorded on July 12, 2016 in Instrument No. 201607120071115 in the Office of the Register of Davidson County, Tennessee; and

WHEREAS, U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V, being the holder of the debt secured, appointed the undersigned, McMichael Taylor Gray, LLC., as Substitute Trustee Instrument No. 20220608-0065609 in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, if the United States or the State of Tennessee had any liens or claimed lien(s) on the Property timely notice was given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on September 1, 2022 at 11:00 am to the highest and best bidder for cash, at which sale Anchored Capital, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $205,000.00; and

WHEREAS, the high bidder has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by Anchored Capital, LLC, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, McMichael Taylor Gray, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Anchored Capital, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson , State of Tennessee:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 106 ON THE PLAN OF PRIEST LAKE PARK, SECTION TWO, OF RECORD IN PLAT BOOK 4175, PAGES 56, 57 AND 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

COMMONLY KNOWN AS 3815 LAKE AIRE DRIVE, NASHVILLE, TN 37217
PARCEL ID: 136 07 0 071.00

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Anchored Capital, LLC, its/his/her successors and assigns forever, to whom the said McMichael Taylor Gray, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise

IN TESTIMONY WHEREOF, the undersigned has hereunto set his/her hand, this 22 day of September, 2022.

McMichael Taylor Gray, LLC

By: _____
Name: January N. Taylor
Title: Managing Member

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, a Notary Public in the State and County aforementioned personally appeared January N. Taylor, Managing Member, McMichael Taylor Gray, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and that such person as such executed the forgoing instrument for the purpose therein contained by signing the name as such.

WITNESS my hand and Notarial Seal, the day and year above written.

TONIA CROMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2026

_____
Notary Public
My Commission Expires: 6/1/2026

STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 22 day of September, 2022.

TOMIKA CROMER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2026

Notary Public
My Commission Expires: 6/1/2026

Property Address: 3815 Lake Aire Drive, Nashville, TN 37217
Parcel Number(s): 136 07 0 071.00
Property Owner and Tax Notices: Anchored Capital, LLC
445 Hwy 46 South, STE 29 #209
Dickson, TN 37055