Karen Johnson Davidson County
Batch# 925249 DEEDTRS
10/05/2022 09:00:44 AM 3 pgs
Fees: $18.00 Taxes: $817.70
20221005-0109677

PREPARED BY:
Padgett Law Group
6267 Old Water Oak Rd., Suite 203
Tallahassee, FL 32312
TDP File No.: 22-004984-1

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 22nd day of September 2022, by and between Padgett Law Group, Substitute Trustee, and 1 Public Homes LLC.

WITNESSETH:

THAT, WHEREAS, on May 25, 2007, Jacqueline Moreland and Addie Moreland, both unmarried, duly executed and acknowledged a Deed of Trust, recorded as Instrument Number 20070608-0068944 ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Atty. Arnold M. Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.), the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TOWIT:

BEING PART OF LOT NO. 334 ON THE PLAN OF D.T. MCGAVOCK AND OTHERS ADDITION OF RECORD IN BOOK 21, PAGE 41, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 334 FRONTS 40 FEET ON THE NORTHERLY SIDE OF UNDERWOOD STREET AND RUNS BACK 128 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 115 FEET ON THE WESTERLY LINE WITH THE EASTERLY MARGIN OF AN ALLEY, TO THE SOUTHERLY LINE OF LOT NO. 334, MEASURING 40 FEET THEREON.

BEING ALL OF THE SAME PROPERTY CONVEYED TO THE WILLIAM PATTON JR. FOUNDATION BY WARRANTY DEED DATED 4/20/2006 FROM THE TRUSTEE AND DEACON OF STOKERS LANE CHURCH OF GOD OF RECORD IN INSTRUMENT NUMBER 20060522-0059870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALL OF THE SAME PROPERTY CONVEYED TO CHARLES DARVIN AND WIFE, LIZZIE DARVIN BY WARRANTY DEED DATED 5/7/1992 FROM MICHAEL COTHERN OF RECORD IN BOOK 8626, PAGE 949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LIZZIE DARVIN HAVING PREDECEASED CHARLES DARVIN. THE SAID CHARLES DARVIN HAVING DIED LATER LEAVING A LAST WILL AND TESTAMENT FILED IN THE PROBATE OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 03P-337, AND FILED OF RECORD AS INSTRUMENT NO. 20030723-0103154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHEREIN HE DEVISED THE SUBJECT PROPERTY TO STOKERS' LANE CHURCH OF GOD.

The last deed of record is a Warranty Deed recorded as Instrument No. 20120307-0020000 on March 7, 2012, in the Register's Office for Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 1608 Underwood Street, Nashville, TN 37208, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in the aforesaid Register's Office as Instrument No. 20220712-0079985; and

WHEREAS default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on August 19, 2022; August 26, 2022; and September 2, 2022.

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website 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 therein contained.

WHEREAS, on the 22nd day of September, 2022, at the hour of 11 o`clock AM, local time, at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to 1 Public Homes LLC, at a bid of $221,000.00, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto 1 Public Homes LLC the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: Renee Kammer

Printed Name: **Renee Kammer**

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared Renee Kammer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 22nd day of September 2022.

Notary Signature: Carla R. Ward

CARLA R WARD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-17-2026

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $221,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Renee Kammer
Affiant

STATE OF Tennessee
COUNTY OF Shelby

Subscribed and sworn to before me on the date written above.

Notary Signature: Carla R. Ward

My Commission Expires: 6/17/28

CARLA R WARD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 6-17-2028

Responsible Taxpayer and Property Owner:

1 Public Homes LLC
5133 Harding Pike, Ste B10
Nashville, TN 37205

Map/Parcel Number: 081 15 0 240.00