Karen Johnson Davidson County
Batch# 929467 DEEDTRS
10/14/2022 08:09:16 AM 4 pgs
Fees: $23.00 Taxes: $743.70
20221014-0112549

PREPARED BY AND RETURN TO:
Mickel Law Firm, P.A.
222 2nd Avenue South, Suite 1700
Nashville, TN 37201
Phone: (615)514-0138

SUBSTITUTE TRUSTEE'S DEED

GRANTOR:

Mickel Law Firm, P.A., Substitute Trustee
222 2nd Avenue South, Suite 1700
Nashville, TN 37201
Phone: (615)514-0138

TO:

GRANTEE:
1 PUBLIC HOMES LLC

WHEREAS, by Deed of Trust dated May 20, 2006, and recorded as Instrument No.20060606-0066562, in the Register's Office of Davidson County, Tennessee, Maureen E Hunkler, conveyed to Forsythe Title, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by

publication in a newspaper of general circulation in Davidson County, Tennessee such advertisement appearing in said newspaper on September 2, 2022, September 9, 2022, and September 16, 2022 by which advertisement the sale was appointed to be held on September 22, 2022, at the front entrance of the Davidson County Courthouse, Historic Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, 37201, at or about 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the 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 (DMDC) 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 of 50 U.S.C. § 501, et seq.; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to 1 PUBLIC HOMES LLC, at and for the sum of $201,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, 1 PUBLIC HOMES LLC, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by 1 PUBLIC HOMES LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Mickel Law Firm, P.A., as Substitute Trustee, has GRANTED, BARGAINED, SOLD, QUITCLAIMED, and CONVEYED, AS IS, and by these presents DOES GRANT, BARGAIN, SELL, QUITCLAIM AND CONVEY, AS IS unto the said 1 PUBLIC HOMES LLC, and unto his/her/its successors and assigns forever, the following described property situated in Davidson County, Tennessee, to wit:

Land located in Davidson County, Tennessee, and being Lot No. 67 on the plan of Section Three, Ranchwood Estates, as shown by plat of record in Plat Book 3300, Page 59, of the Register`s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Parcel ID: 025 11 0 004.00

More Commonly Known As: 422 A-B Rosehill Drive, Goodlettsville, TN 37072.

Maureen E Hunkler, (HIS/HERS/THEIR) HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record recorded on June 6, 2006, as Instrument No. 200606060066561 in the Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any ways appertaining unto 1 PUBLIC HOMES LLC, his successors and assigns, in fee simple forever, to whom the said Mickel Law Firm, P.A., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Mickel Law Firm, P.A., Substitute Trustee, on the ____ day of October 2022 has hereunto set his hand and seal.

Mickel Law Firm, P.A.

By: _____
James H. Swindle, Jr. (TN Bar No. 038244)

STATE OF ARKANSAS)
) **ACKNOWLEDGMENT**
COUNTY OF PULASKI)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James H. Swindle, Jr., who acknowledged himself to be an authorized signatory of Mickel Law Firm, P.A., the within bargainor, and that as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by personally signing for Mickel Law Firm, P.A. on the day and date therein mentioned.

WITNESS MY SIGNATURE and seal of office this 6 day of October, 2022.

Exp. Date February 05, 2032
Cecilia Synco
Notary Public
Commission # 12717320
Pulaski County, Arkansas

_____
Notary Public

My Commission Expires:

02-05-2032

Hunkler, Maureen E
MLF Case # 107042-1

I, or we, hereby swear and affirm that to the best of affiant's knowledge, information, and belief, that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $201,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ARKANSAS)

) **ACKNOWLEDGMENT**

COUNTY OF PULASKI)

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

Notary Public

Exp. Date February 05, 2032
Cecilia Synco
Notary Public
Commission # 12717320
Pulaski County, Arkansas

My Commission Expires:

02-05-2032

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DANIELLE PIERONI
5133 HARDING PIKE
SUITE B10 #185

Hunkler, Maureen E
MLF Case # 107042-1