Name and address of new owner:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills:
Meridian Capital Group, LLC
5115 Maryland Way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 933094 DEEDTRS
10/24/2022 01:12:11 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20221024-0115347

Prepared by:
David G. Mangum
Attorney at Law
2303 8th Avenue South
Nashville, TN 37204

MAP/GROUP/PARCEL: 117 03 0 067.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 29, 2021, of record in as Instrument No.: 20211108-0148956, Register's Office, Davidson County, Tennessee, **Brian Layton**, conveyed to J. Carlton Drumwright of Williamson County, Tennessee, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Meridian Capital Group, LLC; and,

WHEREAS, by instrument recorded as Instrument No.: 20220922-0105556, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the *Davidson AM* section of the *Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 30, 2022, October 7, 2022 and October 14, 2022 stating that on **Friday, October 21, 2022 at 12:00 pm Noon** in the hallway just outside the Davidson County Register of Deeds Office located inside the Bridgestone Arena, 501 Broadway, Downtown Nashville, Tennessee said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did comply with Tennessee Code Annotated, Section 35-5-101, and as amended by Title 35-5-117, House Bill 3588, enacted by the General Assembly of the State of Tennessee on April 12, 2010 and effective on or after July 1, 2010 in regards to "owner-occupied" property.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Meridian Capital Group, LLC**, its successors and assigns for **$1,150,000.00**, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee,** do hereby bargain and sell, and by these presents transfer and convey unto the said **Meridian Capital Group, LLC,** (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being a part of Lot 5, Plan of Sharondale recorded of record in Book 332, Page 119, described according to a boundary survey dated July 14, 2009, by Campbell, McRae & Associates Surveying, Inc. (John Hood TN R.L.S. #1838) as follows:

Beginning at an iron rod (old) on the northerly margin of Sharondale Drive, said rod being the southeast corner of Lot 5, Sharondale Drive Subdivision, of record in Book 6050, Page 195, Register's Office for Davidson County, Tennessee, owned by Robert F. Kincaid, of record in Book 1157, page 664, Register's Office for Davidson County, Tennessee; thence leaving said Sharondale Drive with said Kincaid, North 36 degrees 55 minutes 10 seconds East, passing the southeast corner of Lot 5 of said Sharondale Drive Subdivision owned by said Kincaid for a total distance of 425.73 feet to an iron road (old) at the northeast corner of Lot 5 of said Sharondale Drive Subdivision in the southerly R.O.W. of interstate Highway 440; thence with said southerly R.O.W., South 73 degrees 32 minutes 15 seconds East 76.80 feet to a point in a utility pole at the northwest corner of Sharonwood Condominium, of record in Book 6200, Page 561, Register's Office for Davidson County, Tennessee; leaving said southerly R.O.W. with said Sharonwood Condominium, South 28 degrees 25 minutes 26 seconds West, passing the northwest corner of Lot 3, Sharonwood, of record in Book 6200, Page 497, Register's Office for Davidson County, Tennessee, owned by Bill R. and Emeldia C. Sawyer for a total distance of 458.30 feet to an iron rod (new) on the northerly margin of said Sharondale Drive; thence with said northerly margin, North 52 degrees 47 minutes 36 seconds West 139.66 feet to the point of beginning containing 46944.94 square feet or 1.08 acres more or less.

DEED REFERENCE:
Being the same property conveyed to Brian Layton, by Warranty Deed from Richard E. Koscher, Jr. and Lynn A. Koscher, husband and wife, dated October 29, 2021, of record in Instrument No.: 20211108-0148955 in the Register's Office for Davidson County, Tennessee.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record as Instrument No.: 20211108-0148956, said Register's Office.

TAX MAP-PARCEL NO.: 117 03 0 067.00
PROPERTY ADDRESS: 2126 Sharondale Drive, Nashville, TN 37215, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WITNESS my hand on this the 21st day of October, 2022.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 21st day of October, 2022.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Subscribed and sworn before me, this 21st day of October, 2022.

Notary Public

KELLIE RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-02-2023

DGM File #75861