This instrument prepared by:

MELINDA KIRKHAM
MACKIE WOLF ZIENTZ & MANN, P.C.
7100 COMMERCE WAY, SUITE 273
BRENTWOOD, TN 37027
(615) 238-3630
MWZM No.: 22-000421-210

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Larry Cox
441 Beauchamp Circle
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 933774 DEEDTRS
10/26/2022 10:35:54 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20221026-0115921

Tax ID: 161 11 0 067.00
Property Address: 579 Huntington Parkway, Nashville, TN 37211

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 9, 2017, FNC Title Services, LLC was named Trustee in a Deed of Trust of even date executed by JEANNE RUTH PARR, conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $427,050.00, principal, said Deed of Trust being recorded as Instrument No. 20170815-0083486 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20220825-0096033** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **08/25/2022, 09/01/2022, 09/08/2022** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on October 20, 2022 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **Larry Cox**, submitted the highest and best bid, in the amount of $268,000.00, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **Larry Cox**, his successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

All the following described premises, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

Being Lot No. 375 on the plan of Huntington Park, Section 3 of record in Plat 4460, Page 68, Register's Office for said county.

Said Lot No. 375 fronts 75.0 feet on the Southerly margin of Huntington Parkway and extends between parallel lines 160.0 feet to a line in the rear measuring 75.0 feet thereon.

THIS IS IMPROVED PROPERTY KNOWN AS 579 Huntington Parkway, Nashville, TN 37211.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **Larry Cox**, all the rights conveyed to him as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as he, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027, on this 20th day of October, 2022.

Melinda Kirkham, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melinda Kirkham, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 20th day of October, 2022.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires
My Commission Expires: July 6, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $268,000.00.

Affiant

Subscribed and sworn to before me, this on this 20th day of October, 2022.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires
July 6, 2026
My Commission Expires:

PREPARED BY:
Mackie Wolf Zientz & Mann, P.C.
7100 Commerce Way, Suite 273
Brentwood, TN 37027
(615) 238-3630
MWZM 22-000421-210-1

EXHIBIT 'A'

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Melinda Kirkham, who after being sworn, deposed and stated:

1. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed.
2. As such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, et seq. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT:

DATED this 20th day of October, 2022.

Melinda Kirkham
Attorney at Law, Bar Number
039948
Mackie Wolf Zientz & Mann, P.C.

ACKNOWLEDGEMENT

STATE OF TENNESSEE §
COUNTY OF WILLIAMSON §

On this 20th day of October, 2022 before me, Candace Dodson, the undersigned officer, personally appeared Melinda Kirkham of Mackie Wolf Zientz & Mann, P.C., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Reverse Mortgage Funding LLC , and acknowledged that she executed the same as the act of her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal.

CANDACE DODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public, State of
Tennessee

My Commission Expires
July 6, 2026