FILE NO.: PNY-22-00293

Karen Johnson Davidson County
Batch# 933781 DEEDTRS
10/26/2022 10:40:35 AM 3 pgs
Fees: $18.00 Taxes: $789.58
20221026-0115929

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
PNY-22-00293

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Larry Cox	**Larry Cox**	**044 01 0 023.00**
441 BEAUCHAMP CIR FRANKLIN, TN 37067	**441 BEAUCHAMP CIR FRANKLIN, TN 37067**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated October 18, 2019 and recorded October 30, 2019, at **Instrument Number 20191030-0111457**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **HERMAN A HUGHES, JR. and ANA C HUGHES** ("Borrower") conveyed to MEGAN K. TROTT, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on October 18, 2019, (the "Note"), which obligation is presently held by **PennyMac Loan Services, LLC**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of MEGAN K. TROTT, said appointment being set forth in **Instrument Number 20220713-0080372** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on October 6, 2022, at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on September 1, 2022, September 8, 2022, September 15, 2022, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

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WHEREAS, on October 6, 2022, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Larry Cox** at the price of **Two Hundred Thirteen Thousand Four Hundred and 00/100 ($213,400.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Thirteen Thousand Four Hundred and 00/100 ($213,400.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Larry Cox** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEASTERLY PORTION OF LOT NO. 66 ON THE PLAN OF SCENIC VIEW SUBDIVISION, NOT OF RECORD, AND ALSO CALLED LOT "M" IN A RESUBDIVISION OF CERTAIN LOTS IN SCENIC VIEW SUBDIVISION, SAID LOT "M" BEING THE EASTERLY PART OF LOT NO. 66 AND DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES L. MURPHY, JR., SURVEYOR, AUGUST 8, 1959, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF HAVRON AVENUE IN THE CENTER OF A DRAINAGE DITCH; THENCE ALONG SAID AVENUE, NORTH 46 DEG. 29` WEST 70 FEET TO AN IRON PIN; THENCE LEAVING SAID AVENUE, NORTH 43 DEG. 31` EAST 170 FEET TO AN IRON PIN; THENCE SOUTH 46 DEG. 29` EAST 63.80 FEET TO AN IRON PIN IN THE CENTER OF THE DRAINAGE DITCH; THENCE ALONG THE CENTER OF SAID DITCH, SOUTH 11 DEG. 18` WEST 20.01 FEET; THENCE SOUTH 44 DEG. 46` WEST 156 FEET TO THE POINT OF BEGINNING.

The source of title is recorded at Instrument Number 20191030-0111456, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 137 Scenic View Rd, Old Hickory, TN 37138.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

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The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 18th day of October, 2022.

Rubin Lublin, TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najah Jones, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 18th day of October, 2022.

N. Jones
Notary Public

NAJAH JONES NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES SEPT. 22, 2026

My commission expires:

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 213,400.00.

WITNESS my hand on this 26th day of October, 2022

Larry Cox Jr
Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the 26th day of October, 2022.

Notary Public

My commission expires: 4/27/26

DANIEL LITTLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY