RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Barbara W Hickam

GRANTEE(s)
Catamount Properties 2018, LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388
Info@TheWilsonLawFirm.com

Karen Johnson Davidson County
Batch# 934993 DEEDTRS
10/28/2022 09:03:30 AM 5 pgs
Fees: $28.00 Taxes: $506.90
20221028-0116619

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 12, 2006 and recorded November 6, 2006, Document No. 20061106-0137858 in the Register's Office of Davidson County, Tennessee, Barbara W Hickam conveyed to Mattingly Ford Title Services, as Trustee for Executive Mortgage, LLC, 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, Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for RPMLT 2014-1 Trust, Series 2014-1 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 29, 2022, Document No. 202209290107472, at Page 0 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for RPMLT 2014-1 Trust, Series 2014-1 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to October 19, 2022.

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, 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 twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on October 19, 2022; in Nashville, Tennessee, 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 Catamount Properties 2018, LLC, at and for the sum of $137,000.00, that being the highest and best bid offered; and

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

NOW, THEREFORE, in consideration of the premises and the payment by Catamount Properties 2018, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Catamount Properties 2018, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows; Unit No. 8, Lot No. 10 in a Horizontal Property Regime as shown on the condominium site, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed recorded in Book 6424 at Page 361, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1110 Quail Court West, Nashville, TN 37214.

Tax Parcel No.: 108 08 0B 008.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Catamount Properties 2018, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 24 day of October, 2022.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
Email: Info@TheWilsonLawFirm.com

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jillian Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 24th day of October, 2022.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 27 day of October 2022.

_____
Catamount Properties 2018, LLC

ACKNOWLEDGMENT

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Myra Munoz, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in October this 27 day of 2022.

_____
Notary Public

My Commission Expires: 9/13/2026

MYRA MUNOZ
Notary Public - California
Los Angeles County
Commission # 2415624
My Comm. Expires Sep 13, 2026

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Catamount Properties 2018, LLC
2015 Manhattan Beach Blvd, Ste 100
Redondo Beach, CA 90278

C202022731

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the rmance of the covenants, terms, and tions of a Deed of Trust Note dated Oc- 12, 2006, and the Deed of Trust of even securing the same, recorded November 06, Document No. 20061106-0137858, ice of the Register of Deeds for Davidson ty, Tennessee, executed by Barbara W am, conveying certain property therein ribed to Mattingly Ford Title Services as ee for Executive Mortgage, LLC; and the rsigned, Wilson & Associates, P.L.L.C., g been appointed Successor Trustee by ington Savings Fund Society, FSB, not dually but solely as Trustee for RPMLT -1 Trust, Series 2014-1.

NOW, THEREFORE, notice is hereby given he entire indebtedness has been declared nd payable; and that an agent of Wilson sociates, P.L.L.C., as Successor Trustee, rtue of the power, duty, and authority d in and imposed upon said Successor ee, by Wilmington Savings Fund Society, not individually but solely as Trustee for T 2014-1 Trust, Series 2014-1, will, on **ber 19, 2022 on or about 10:00 AM, at ront Entrance of the Davidson County rfc Courthouse 1 Public Square, Nash- TN 37201,** offer for sale certain property naftер described to the highest bidder FOR **fied funds** paid at the conclusion of the or credit bid from a bank or other lending pre-approved by the successor trustee. ale is free from all exemptions, which are ssly waived in the Deed of Trust, said rty being real estate situated in Davidson ty, Tennessee, and being more particularly ibed as follows:

certain condominium apartment in Davidson County, Tennessee, described as follows; Unit No. 8, Lot No. 10 in a Horizontal Property Regime as shown on the condominium site, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, Register's Office, Davidson County, Tennessee.

ALSO KNOWN AS: 1110 Quail Court West, Nashville, TN 37214

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property:

BARBARA W HICKAM

QUAIL VALLEY HOMEOWNERS ASSOCIATION INC.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record.

W&A No. 352291

DATED September 15, 2022

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Sept. 23, 30, Oct. 7, 2022 Fri54806

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

September 23, 2022
September 30, 2022
October 7, 2022

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Pam Mallett, Chief Financial Officer

STATE OF TENNESSEE

On this 7th day of **October 2022,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Pam Mallett** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this 7th day of **October 2022.**

WHITNEY C. LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. AUG. 03, 2025

_____
Notary Public

WILSON

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is ~~greater~~ for this transfer is $137,000.00.

Affiant

Subscribed and sworn before me, this 27 day of October, 2022.

Notary

MYRA MUNOZ
Notary Public - California
Los Angeles County
Commission # 2415624
My Comm. Expires Sep 13, 2026

Tennessee Certification of Electronic Document

I, G. Hercules, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/24/2022 (date of document).

Affiant Signature

10/27/2022
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 27 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/13/2026

NOTARY'S SEAL

MYRA MUNOZ
Notary Public - California
Los Angeles County
Commission # 2415624
My Comm. Expires Sep 13, 2026