PREPARED BY AND RETURN TO:
LLG Trustee TN LLC
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704) 333-8107

Karen Johnson Davidson County
Batch# 936960 DEEDTRS
11/02/2022 01:09:36 PM 3 pgs
Fees: $18.00 Taxes: $558.70

20221102-0118415

LOGS:21-121759
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 23, 2007, recorded in Instrument No. 20070327-0036614, in the Register's Office of Davidson County, Tennessee, Timothy R. Anderson conveyed to Harold D. King, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument # 20220419-0044539, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder 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, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on July 1, 2022, July 8, 2022, July 15, 2022 by which advertisement the sale was appointed to be held on August 16, 2022 at 10:00 AM, at which time it was announced the sale adjournment to be held on October 19, 2022, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 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 property was sold 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 for the sum of $151,000.00, 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 the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said 1 Public Homes LLC, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

CERTAIN REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

PROPERTY LOCATED IN THE CITY OF NASHVILLE AND THE COUNTY OF DAVIDSON AND THE STATE OF TENNESSEE IS DESCRIBED AS FOLLOWS: BEING LOT ND. 726 ON THE PLAN OF PARKWDOD ESTATES, SECTION 4, AS OF RECORD IN BOOK 3300, PAGES 79 AND 80, REGISTERS OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED FROM TIMOTHY R. ANDERSON AND CHARLENE W. ANDERSON, HUSBAND AND WIFE TO TIMOTHY R. ANDERSON (MARITAL STATUS NOT STATED) BY DEED RECORDED 3(20101 IN DOCUMENT 200103200026534 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX MAP OR PARCEL 10 NO,: 50-14 45.00

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20070327-0036614, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed Recorded at instrument # 20190510-0044179, in the Register's Office for 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 wise appertaining unto 1 Public Homes LLC, his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this Thirty-First day of October, 2022.

LLG Trustee TN LLC

By: _____
Andrew Vining
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 31st day of October, 2022, before me, a Notary Public, in and for said State and County, personally appeared Andrew Vining, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

_____
My commission expires:

_____
Notary Public

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 03.26.23

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $151,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Andrew Vining
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

_____
My commission expires:

_____
Notary Public

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 03.26.23

PROPERTY ADDRESS: 3215 Doverside Dr, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
1 Public Homes LLC
5133 Hardly Pike Suite Bin # 185
Nashville, TN 37205

LOGS File #21-121759
Map & Parcel -050 14 0 045.00

RETURN TO:

_____

_____

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PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.