RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Karolyn M Kilcrease and William T Jackson

GRANTEE(s)
Larry Cox

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# 957892 DEEDTRS
01/04/2023 03:10:40 PM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20230104-0000723

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 8, 2006 and recorded September 12, 2006, Document No. 20060912-0112910, in the Register's Office of Davidson County, Tennessee, Karolyn M Kilcrease and William T Jackson conveyed to FMLS Inc, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmSouth Bank, its successors and assigns, 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, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 21, 2022, Document No. 20221121-0122888, 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 US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust 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 December 21, 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 December 21, 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 Larry Cox, at and for the sum of $534,000.00, 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 Larry Cox 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 Larry Cox, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Subdivision Plat of No. 2 of the R.L. Sadler Tract, of record in Plat Book 5190, Page 788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20061004-0123168, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 512 West Campbell Road, Goodlettsville, TN 37072.

Tax Parcel No.: 033 00 0 200.00

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 Larry Cox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 29 day of December, 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 Shellie Wallace, 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 29th day of December, 2022.

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

Matt Robins
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 $534,000.00, 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 4 day of Jan, 2023.

Larry Cox

ACKNOWLEDGMENT

STATE OF Tenn

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Larry Cox, 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 Brentwood this 4 day of Jan, 2023.

Notary Public

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Larry Cox
441 Beauchamp Circle
Franklin, TN 37067

380724006

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the erformance of the covenants, terms, and onditions of a Deed of Trust Note dated Sepmber 8, 2006, and the Deed of Trust of even ate securing the same, recorded September 2, 2006, Document No. 20060912-0112910, Office of the Register of Deeds for Davidson ounty, Tennessee, executed by Karolyn M llcrease and William T Jackson, conveying ertain property therein described to FMLS Inc s Trustee for Mortgage Electronic Registraon Systems, Inc., as beneficiary, as nominee rAmSouth Bank, its successors and assigns; nd the undersigned, Wilson & Associates, L.L.C., having been appointed Successor rustee by US Bank Trust National Association, ot In Its Individual Capacity But Solely As wner Trustee For VRMTG Asset Trust.

NOW, THEREFORE, notice is hereby iven that the entire indebtedness has been eclared due and payable; and that an agent f Wilson & Associates, P.L.L.C., as Successor rustee, by virtue of the power, duty, and uthority vested in and imposed upon said uccessor Trustee, by US Bank Trust National ssociation, Not In Its Individual Capacity ut Solely As Owner Trustee For VRMTG Asset Trust, will, on **December 21, 2022 on or bout 10:00 AM, at the Front Entrance of he Davidson County Historic Courthouse 1 ublic Square, Nashville, TN 37201,** offer for ale certain property hereinafter described to he highest bidder FOR **certified funds** paid at he conclusion of the sale, or credit bid from a ank or other lending entity pre-approved by he successor trustee. The sale is free from all xemptions, which are expressly waived in the eed of Trust, said property being real estate ituated in Davidson County, Tennessee, and eing more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Subdivision Plat of No. 2 of the R.L. Sadler Tract, of record in Plat Book 5190, Page 788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

ALSO KNOWN AS: 512 West Campbell Road, Goodlettsville, TN 37072

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:

KAROLYN M KILCREASE
WILLIAM T JACKSON
AMSOUTH BANK
BELLE MEADE HIGHLANDS CONDOMINIUM ASSOCIATES, INC.
METRO CODES
ESTATE OF WILLIAM JACKSON
HEIR(S) OF WILLIAM JACKSON

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. 352519

DATED November 9, 2022
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Nov. 11, 18, 25, 2022 Fr155370

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:

November 11, 2022
November 18, 2022
November 25, 2022

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Pam Mallett, Chief Financial Officer

STATE OF TENNESSEE

On this **25th** day of **November 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 **25th** day of **November 2022.**

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

_____
Notary Public

WILSON