This instrument prepared by:
LAW OFFICES OF ARNOLD M. WEISS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WC 7255-129870-FC
Tennessee
Map # 163-16-0A-211.00

Karen Johnson Davidson County
Batch# 961448 DEEDTRS
01/17/2023 11:08:37 AM 2 pgs
Fees: $13.00 Taxes: $772.73
20230117-0003636

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 17, 2020, and recorded in Instrument No. 20200421-0041592 in the Register's Office of Davidson County, Tennessee, KENITHA M. THOMAS, unmarried woman, conveyed to Providence Title, LLC, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20221118-0122625 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on January 9, 2023, at the outside door of the Old Historic Courthouse of Davidson County, Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Nisar A. Mohammadi, whose address is 6765 Sugar Hill Drive, Nashville, TN 37211 being the highest and best bidder, became the purchaser of said property at and for the sum of TWO HUNDRED EIGHT THOUSAND EIGHT HUNDRED FORTY SIX AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Nisar A. Mohammadi of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Law Offices of Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Nisar A. Mohammadi, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Being Unit No. 364 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

FOR INFORMATION PURPOSES ONLY: 5940 Monroe Crossing, Antioch, TN 37013

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

KENITHA MECHELLE THOMAS, her heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument No. 20200421-0041591, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Nisar A. Mohammadi, his heirs and assigns in fee simple forever, to whom the said Law Offices of Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Law Offices of Arnold M. Weiss, Substitute Trustee, has on January 9, 2023 hereunto set his hand and seal.

LAW OFFICES OF ARNOLD M. WEISS
Substitute Trustee
BY: J. LUKE SANDERSON

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 9, 2023 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Law Offices of Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

Ashley M. Swann
NOTARY PUBLIC

My Commission Expires: October 4, 2025

ASHLEY M. SWANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 04, 2025

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
5940 Monroe Crossing
Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nisar A. Mohammadi
6765 Sugar Hill Drive
Nashville TN 37211

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STATE OF TENNESS
THE ACTUAL CONS
IS GREATER, FOR T

AFFIANT_____

SUBSCRIBED AND
NOTARY PUBLIC_
MY COMMISSION E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 208846.00 _____, **Affiant**
Subscribed and sworn before me this the
17 **Day of** JAN, 2023.
A. Hayes, **Deputy Register**