Karen Johnson Davidson County
Batch# 968715 DEEDTRS
02/08/2023 08:31:30 AM 6 pgs
Fees: $33.00 Taxes: $772.19
20230208-0009028

FILE NO.: 20-01218

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Michael Sullivan and Brandy L. Naughton conveyed to Roushi Pazouki as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated April 20, 2018 and recorded on April 27, 2018 in Instrument No. 20180427-0039802, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Tennessee Housing Development Agency**; and

WHEREAS, Tennessee Housing Development Agency, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20210902-0118470 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on December 8, 2022, December 15, 2022, and December 22, 2022; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on January 24, 2023 at 10:00 AM to the highest and best bidder for cash, at which sale Breckenridge Property Fund 2016, LLC, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $208,700.00; and

WHEREAS, Breckenridge Property Fund 2016, LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by Breckenridge Property Fund 2016, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Breckenridge Property Fund 2016, LLC, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 54, on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment at Instrument #20070717-0084884, and as shown on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record at Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being that same property conveyed to Schantel Burgess by deed from Beazer Homes Corp., a Tennessee Corporation, dated September 30, 2011 and recorded on October 5, 2011 at Instrument No. 20111005-0077044, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 609 Bradburn Village Circle, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Being further conveyed to Michael Sullivan, from Schantel Burgess, by Deed dated 04/20/2018, of record in Instrument 20180427-0039801, in the Register's Office for Davidson County, Tennessee.

Map/Parcel # 164 06 OB 054.00

This improved property is more commonly referred to as follows: 609 Bradburn Village Circle, Antioch, Tennessee 37013.

Property commonly known as: 609 Bradburn Village Circle, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Blair Weatherly** of Brock & Scott, PLLC as Trustee, has hereunto set his/her hand, this 30th day of January, 2023.

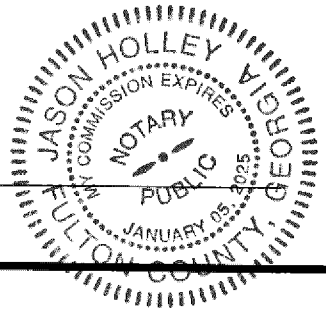
Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Blair Weatherly
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Blair Weatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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



Notary Public

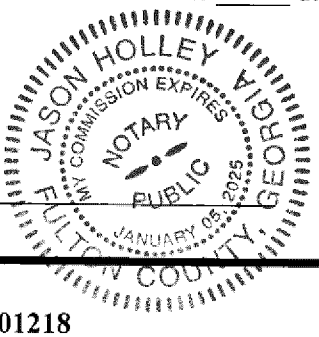
My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $208,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Weatherly - as Agent

Subscribed and sworn to before me on this 30 day of January, 2023.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 20-01218
Property Address: 609 Bradburn Village Circle, Antioch, TN 37013
Tax Parcel I.D. No.: 164 06 0B 054.00
Property Owner and Tax Notices:
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd
Suite 100
Redondo Beach, CA 90278

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 $ 208,700.00 .

Affiant

Subscribed and sworn before me, this 7th day of February, 2023.

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 01/30/2023 (date of document).

Affiant Signature

2/7/23
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 7th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Sep 13, 2026

NOTARY'S SEAL

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