This instrument prepared by:
Edward D. Russell
The SR Law Group
PO Box 128
Mt. Juliet, TN 37121

Karen Johnson Davidson County
Batch# 968720 DEEDTRS
02/08/2023 08:34:58 AM 3 pgs
Fees: $18.00 Taxes: $3.70
20230208-0009033

NO MORTGAGE
New Owner – Send Tax Bills:
Grantee's Address:
M.A. Pagoda Trust
718 Thompson Lane
No. 108-225
Nashville, TN 37204

Property Address: 320 Welch Road, Unit M-8, Nashville, TN 37211

PARCEL ID: 133-15A-78.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on December 4, 2017, Charles E. Walker was named Trustee in a Deed of Trust of even date executed by Fadi Sami Mallak, conveying to the Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $47,500.00, principal, said Deed of Trust being recorded at Instrument No. 20171204-0123302 with the Register's Office for Davidson County, Tennessee; and

WHEREAS, Edward D. Russell of The SR Law Group was appointed as Substitute Trustee under said Deed of Trust at Instrument No. 20221207-0127400, in the Register's Office for 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 said Substitute Trustee was requested to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the notice required by Tenn. Code Ann. § 35-5-101, *et seq.*, having been met; said Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications in The Ledger, a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust; and

WHEREAS the borrower under said Deed of Trust is not a member of the Armed Forces of the United States of America and was not a member of the Armed Forces for at least the twelve (12) months prior to the date of the foreclosure sale described below, as such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 501, *et seq.*, (the Service members Civil Relief Act); and

NOW THEREFORE, pursuant to said advertisement, on January 25, 2023 at 10:00 a.m., local time, at the Front Entrance of the Davidson County Historic Courthouse 1 Public Square, Nashville, TN 37201, Edward D. Russell of The SR Law Group, as Substitute Trustee, individually

or through its agent, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above-mentioned equities as provided in said Deed of Trust, at which M.A. Pagoda Trust submitted the highest and best bid, in the amount of $1,000.00, it being the best and highest bid.

Should the U.S. Department of Treasury or the IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development be listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property by 26 U.S.C. § 7435 and Tenn. Code Ann. § 67-1-1433.

NOW THEREFORE, in consideration of the premises, The SR Law Group, Substitute Trustee, does hereby sell, transfer and convey to M.A. Pagoda Trust, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following real property, to wit:

> Land in Davidson County, Tennessee, being Unit M-8, on the Plan of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit. Being the same property conveyed to Fadi Sami Mallak, by Charles Burridge, Trustee of the M8 Pagoda Land Trust of record in Instrument No. 20171204-0123301, Register's Office for Davidson County, Tennessee.

The SR Law Group, as Substitute Trustee, conveys to M.A. Pagoda Trust the said property described hereinabove, together with all the rights conveyed to the Substitute Trustee in said Deed of Trust, including such covenants and warranties as the Substitute Trustee may lawfully make, all the actions of the Substitute Trustee in the premises being solely as Substitute Trustee and not otherwise under the power vested in the Substitute Trustee under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at
516 Letcher Avenue,
Lebanon, Tennessee 37087
on this 1ST day of February 2023.

Edward D. Russell
The SR Law Group
516 Letcher Avenue
Lebanon, Tennessee 37087
(615) 559-3190

erussell@thesrlawgroup.com

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Edward D. Russell of The SR Law Group, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and known to be the person described in and who executed the foregoing instrument, being authorized to do so, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in Wilson County, TN this 1st day of February, 2023.

Christy D. Trammel
Notary Public

CHRISTY D. TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: June 10, 2024

The actual consideration or value, whichever is greater for this transfer is $1,000.00.

Affiant

Subscribed and sworn to before me, on this 1st day of February 2023.

Notary Public: Christy D. Trammel
My Commission Expires: June 10, 2024

CHRISTY D. TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY