This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 069 04 0 169.0
124 BOYCE COURT
NASHVILLE, TN 37218

NO MORTGAGE
New Owner - Send Tax Bills:
SOUTHEASTERN INVESTMENTS IV LLC
445 HIGHWAY 46 SOUTH
SUITE 29 # 209
DICKSON, TN 37055

Karen Johnson Davidson County
Batch# 969141 DEEDTRS
02/09/2023 09:08:35 AM 2 pgs
Fees: $13.00 Taxes: $612.35
20230209-0009443

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 30, 2014, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **THEODORE W. CLAY AKA THEODORE CLAY AND ANDREA E. CLAY AKA ANDREA ELAINE CLAY, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$20,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 201501060001351,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT 20220629-0075166,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as 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 twenty-one (21) days notice by three (3) successive publications, namely of **DECEMBER 30, 2022/JANUARY 6, 2023/JANUARY 13, 2023** in **NASHVILLE 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.

PURSUANT to said advertisement on **THURSDAY, JANUARY 26, 2023 AT 10:00 A.M., LOCAL TIME ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, 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 time **JOBAN SOX ON BEHALF OF SOUTHEASTERN INVESTMENTS IV LLC,** submitted the highest and best bid in the amount of **$165,500.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **SOUTHEASTERN INVESTMENTS IV LLC,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE: ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF HAYNES PARK SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 4460, PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 88 FRONTS 36.30 FEET ON THE NORTHERLY SIDE OF BOYCE COURT AND RUNS BACK BETWEEN LINES, 128.10 FEET ON THE EASTERLY SIDE AND 147.56 FEET ON THE WESTERLY SIDE, TO A BROKEN LINE AT THE REAR ON WHICH IT MEASURES 135 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THEODORE CLAY AND WIFE, ANDREA ELAINE CLAY, BY WARRANTY DEED DATED MAY 2, 2014 OF RECORD IN INSTRUMENT NO. 20140519-0042933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ANDREA CLAY DIED ON OR ABOUT JUNE 21, 2018 LEAVING THEODORE CLAY AS THE SURVIVING TENANT BY THE ENTIRETY. THEODORE CLAY HAVING SINCE DIED ON OR ABOUT FEBRUARY 2, 2020.

THIS IS IMPROVED PROPERTY KNOWN AS 124 BOYCE COURT, NASHVILLE, TN 37218.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **SOUTHEASTERN INVESTMENTS IV LLC,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the Power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES,** Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **JANUARY 26, 2023.**

Notary Public

My Commission Expires: 11-6-24

JESSICA D. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$165,500.00**

Affiant

Subscribed and sworn to before me, this **26TH day of JANUARY, 2023**

Notary Public

My Commission Expires: 11-6-24

JESSICA D. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024