Karen Johnson Davidson County
Batch# 970415 DEEDTRS
02/13/2023 01:44:06 PM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20230213-0010386

SUBSTITUTE TRUSTEE'S DEED

THIS SUBSTITUTE TRUSTEE'S DEED, made and entered into on this 26th day of January, 2023, by and between **Mark S. Hanor,** Substitute Trustee, party of the first part; and **Southeastern Investments IV, LLC,** party of the second part;

WHEREAS, by Deed of Trust dated July 30, 2020, and recorded in the Register's Office for Davidson County at Nashville, Tennessee, in Instrument No. 20200804-0086021, Tyler A. Cosby, unmarried man, conveyed to Kelly F. Price, Trustee, the hereinafter described real estate to secure the payment of a Note dated July 30, 2020; and

WHEREAS, Mark S. Hanor was appointed and substituted as Substitute Trustee under this Deed of Trust by a substitution dated December 22, 2022, and recorded in the Register's Office for Davidson County at Nashville, Tennessee, in Instrument No. 20221227-0132602; and

WHEREAS, default was made in the payment of said Note, and in the performance of other covenants under said Deed of Trust, and the holder thereof having directed the party of the first part, as Substitute Trustee, to sell said property, as provided by its said Deed of Trust, the said party of the first part, and after having advertised the said property for sale as provided by the terms of said Deed of Trust, sold the property at public auction at the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee, at 1:00 p.m. on January 26, 2023, to Southeastern Investments IV, LLC, party of the second part, for the sum of $290,500.00, this being the highest and best bid; now, therefore,

WITTNESSETH:

By virtue of the authority vested in the party of the first part, as Substitute Trustee, and in consideration of the premises and the sum of $290,500.00, the party of the first part has this day bargained and sold and does by these presents grant, transfer and convey unto the party of the second part, Southeastern Investments IV, LLC, its successors and/or assigns, the following described parcel of land located in Davidson County, Tennessee, and is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Final Plat, Parkview Reserve, Phase 1A, of record in Instrument No. 20190415-0034123 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Tyler A. Cosby, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated July 30, 2020 and of record in Instrument No. 20200804-0086020 in the Register's Office of Davidson County, Tennessee.

Property Address: 302 Dartmoor Place, Goodlettsville, TN 37072

Description taken from prior conveyance without the benefit of a new survey.

TO HAVE AND TO HOLD unto the party of the second part, its successors and/or assigns, in fee simple, forever.

The party of the first part, insofar as he can do or ought to do, hereby transfers and assigns unto the party of the second part, its successors and assigns, the benefit of all the covenants, restrictions, etc., contained in said Deed of Trust, but the said party of the first part conveys as Substitute Trustee and not otherwise.

WITNESS the signature of the party of the first part on this day and year first above written.

Mark S. Hanor, Substitute Trustee

ADDRESS OF OWNER AND TAXPAYER
Southeastern Investments IV, LLC
446 Highway 46 S. Ste 29 #209
Dickson, TN 37055

ADDRESS OF PROPERTY
302 Dartmoor Place,
Goodlettsville, TN 37072

PARCEL ID - 025 08 0A 204.00

STATE OF TENNESSEE
COUNTY OF SULLIVAN

On this 26th day of January 2023, before me personally appeared **Mark S. Hanor, Substitute Trustee,** to me known to be the person described in and who executed the foregoing instrument, or proved to me on the basis of satisfactory evidence, and acknowledged that he had executed the same as his free act and deed.

WITNESS my hand and official seal at office in the State and County aforesaid.

Brianna Price
NOTARY PUBLIC

BRIANNA PRICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

My commission expires: 07/19/2025

STATE OF TENNESSEE
COUNTY OF SULLIVAN

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater, is $290,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me, this 26th day of January 2023.

Brianna Price
NOTARY PUBLIC

My commission expires: 7/19/2025

BRIANNA PRICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

This Instrument Prepared By:
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