Karen Johnson Davidson County
Batch# 975919 DEEDTRS
03/01/2023 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $298.08
20230301-0014693

PREPARED BY AND RETURN TO:
LOGS Legal Group LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704) 333-8107

LOGS: 20-120073
Davidson COUNTY

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 24, 2015, recorded in Instrument No. 20150625-0061201, in the Register's Office of Davidson County, Tennessee, David Adcox, Jr. and Stacey Adcox conveyed to Solomon Parks Title and Escrow, LLC, Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Document # 20230119-0004393, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder 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, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the The Ledger - Nashville Edition such advertisement appearing in said newspaper on December 23, 2022, December 30, 2022, January 6, 2023 by which advertisement the sale was appointed to be held on February 16, 2023, at the south main door, Davidson County Courthouse, Metro Courthouse, 1 Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to THE MONEY SOURCE INC. for the sum of $80,563.05, that being the highest and best bid offered; and,

WHEREAS, the purchaser, THE MONEY SOURCE INC., has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by THE MONEY SOURCE INC. the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, LLG Trustee TN LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said THE MONEY SOURCE INC., his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Joelton, County of Davidson, State of Tennessee, to wit:

Map/Parcel 029-0-00-0-174.00

Land located in the 14th Civil District of Davidson County, Tennessee, on Highway No. 112, about 10 miles from Nashville, said land being a portion of a 26 acre tract conveyed by deed to Sam Arrington and wife, Bertha Arrington by Edna Loriene Zimmerle, November 16, 1943, recorded in Book 1285, page 11, said Register's Office, as follows: Beginning at a concrete post in the southern margin of Highway No. 112, same being the NW corner of C.A. Zimmerle's Lot; thence with the southern margin of Highway No. 112 and on a curve in a northwesterly direction 120 feet to a stake; thence S 41 deg. W 279 feet to a stake in Hollow; thence N. 53 deg E with Armstrong's and C.A. Zimmerle's west line 305 feet to the beginning, containing one acre, more or less.

Map/ Parcel 029-0-00-173.00

Land in the 14th Civil District of Davidson County, Tennessee and being tract No. 4 of a 27 acre tract as subdivided by a survey made by J.C. Carney, Surveyor, made the 17th day of February, 1958, said 27 acre tract being located on the westerly side of Clarksville Highway, No. 112 and being part of a tract conveyed to Sam Arrington and wife, Bertha Arrington by Deed from J.C. Dale, Jr., Clerk and Master, as of record in Book 1285, Page 11, Register's Office for Davidson County, Tennessee.

Said tract No. 4 beginning in the westerly margin of right of way of Highway No. 112, and the southern margin of a 20 foot road called the Charles Zimmerle Road or right-away, beginning at a stake and running N. 30 deg. 10E, 263 feet to a stake thence N. 22 deg. E, 60 feet to a stake thence N. 41 deg. E, 279 feet to a stake in said Highway, right of way thence N. 45 deg. W. with said right of way 103 feet to the beginning containing 0.48 of an acre, more or less.

Being the same property conveyed to David Adcox, Jr. and Stacey Admix, husband and 1, herein by deed from Kirby Dale Biggs, an unmarried man, of record in Instrument No.*_____, Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 25, 2015.
*20150625-0061200

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20150625-0061201, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20150625-0061200, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto THE MONEY SOURCE INC., his/her/their/its successors and assigns, in fee simple forever, to whom the said LLG Trustee TN LLC, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said LLG Trustee TN LLC, Substitute Trustee, has hereunto set its hand and seal this Twenty-Seventh day of February, 2023.

LLG Trustee TN LLC

By:_____
Morgan Lewis
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 27th day of February, 2023, before me, a Notary Public, in and for said State and County, personally appeared Morgan Lewis, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of LLG Trustee TN LLC, the within named bargainor, a limited liability company, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company.

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

_____
My commission expires:

_____
Notary Public

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 03.26.23

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $80,563.05, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Morgan Lewis
Affiant - Agent

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Subscribed and sworn to before me on the date written above.

_____
My commission expires:

_____
Notary Public

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 03.26.23

PROPERTY ADDRESS: 5733 Clarksville Pike, 5739 Clarksville Pike, Joelton, Tennessee 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
THE MONEY SOURCE INC.
500 South Broad Street
Suite #100A
Meriden, CT 06450

LOGS File #20-120073
Map & Parcel -029 00 0 174.00 & 029 00 0 173.00

_____

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PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Morgan Lewis, 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 correct copy of the original document executed and authenticated according to law on 2/27/23 (date of document)

Morgan Lewis
Affiant Signature

2/27/2023
Date

State of North Carolina
County of Mecklenburg

Sworn and subscribed to me this 27 day of February, 2023

Michelle Toney
Notary's Signature

MY COMMISSION EXPIRES: _____.

NOTARY'S SEAL

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 03.26.23