	Karen Johnson Davidson County Batch# 985770 DEEDWARR 03/28/2023 04:05:24 PM 5 pgs Fees: $28.00 Taxes: $364.08 20230328-0022688	Prepared By and Returnable to: Karen A. Fentress, Administrative Counsel, Davidson County Sheriff's Office 710 South 5th Street Nashville, TN 37206
Address of the new owner of one third undivided interest in the subject property	Send Tax Bills To:	Map-Parcel Numbers:
400 Highland Avenue Smyrna TN 37167	Same	092 02 0 176.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the one third undivided interest in property transferred, whichever is greater, is:

$98,400.00*

AFFIANT

Sworn and Subscribed before me this 27 day of March, 2023

NOTARY PUBLIC

My Commission Expires : March 03, 2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

*The one-third undivided interest of Reginald Lynn Suggs, $98,400.00, is one-third of the total appraised value, which is $295,200.

SHERIFF'S DEED

This Sheriff's Deed is made and entered into on this 27 day of March, 2023, by and between the Davidson County Sheriff's Office (hereinafter referred to as "**GRANTOR**") and the Harvey Family Trust, Darryl Harvey, agent, (hereinafter referred to as "**GRANTEE**").

WHEREAS, in Re: Docket No.: **19-839-I** Chancellor Patricia Head Moskal, Part I Chancery Court, Davidson County, Tennessee issued an Order of Sale on August 1, 2022, directing the Sheriff for Davidson County to conduct the auction sale of the one third undivided interest of Reginald Lynn Suggs, in the subject property owned by Reginald Lynn Suggs, Joseph Edward Suggs III, and Tamara Michelle Suggs Daniel at a public sale (by auction) to the highest bidder for cash to satisfy the judgment liens of record against the subject property (said order is attached to this deed) and

WHEREAS, pursuant to said Order of sale, issued by the Chancellor Patricia Head Moskal, Part I, Chancery Court of Davidson County, directing the sale of the one-third undivided interest of Reginald Lynn Suggs, the subject property of the **DEFENDANTS**, Reginald Lynn Suggs, Joseph Edward Suggs, III, Tamara Michelle Suggs Daniel, and the **GRANTOR** accordingly levied upon the one-third undivided interest of Reginald Lynn Suggs in the property described herein; located at 2708 Alameda Street, Nashville, Tennessee 37208, and

WHEREAS, pursuant to said Order of Sale and Execution and Levy upon the one-third undivided interest of **DEFENDANT** Reginald Lynn Suggs, **GRANTOR** scheduled a sale of the property described herein on January 11, 2023, and

WHEREAS, GRANTOR caused Notice of the Sheriff's Sale to be published in the Westview Newspaper, LLC dba/The Ledger, a newspaper of general circulation in Nashville, Davidson County, Tennessee, that the one-third undivided interest of Reginald Lynn Suggs in the property described herein would be sold at 12:00 p.m., on January 11, 2023, at the main front door of the of the Davidson County Historic Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee, 37201, after such advertisement appeared in said paper on

November 25, 2022, December 2, 2022, and December 9, 2022. A copy of said notice was sent to **JUDGMENT DEBTOR,** Reginald Lynn Suggs, and to all interested parties, including Joseph Edward Suggs III, Tamara Michelle Suggs Daniel and the Metropolitan Trustee, Nashville Davidson County.

WHEREAS, the undersigned at the time, place and date specified in said notice offered the one-third undivided interest of Reginald Lynn Suggs in the property for sale, and after opening the floor for competitive bids, the one-third undivided interest of Reginald Lynn Suggs in the said property was sold to the **GRANTEE** at the price of $35,000.00 dollars this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the sum of the $35,000.00 dollars, the receipt of which is hereby acknowledged, the Davidson County Sheriff's Office by the premises, hereby transfers and conveys unto the **GRANTEE,** the Harvey Family Trust, Darryl Harvey agent, for $35,000.00, and the **GRANTEE'S** heirs, successors and assigns, all rights, title and interest that the Harvey Family Trust, Darryl Harvey, agent, has in and to the said one-third undivided interest of Reginald Lynn Suggs property located in Davidson County, Tennessee, and more particular described as follows:

One-third undivided interest in the land in Davidson County, Tennessee, being the Lots No. 50 and 51 of Block 4 on the Map of the Subdivision of Heffernan Place, of record in Book 161, page 138 Register's Office for said County.

Being the same property conveyed to Virginia Pillow Suggs, by Warranty Deed from Joseph Edward Suggs III, Reginald Lynn Suggs, and Tamara Suggs Daniel, of record in Book 10768, page 420, Register's Office for Davidson County, Tennessee.

The said Virginia Pillow Suggs having died intestate on March 10, 2018, in Davidson County, Tennessee, and her sole heirs at law being Joseph Edward Suggs III, Reginald Lynn Suggs, and Tamara Suggs Daniel.

This sale is pursuant to Rule 69, Tennessee Rules of Civil Procedure and is in satisfaction in part of the judgment against Reginald Lynn Suggs for unpaid child support in the amount of $62,652.22. By Order of the Court sale, the sale of the one-third undivided interest of Reginald Lynn Suggs in the property shall be made subject to all valid liens against the one-third undivided interest of Reginald Lynn Suggs in the property and in bar of all of Reginald Lynn Suggs' right of repurchase of his undivided one-third interest, redemption and all other rights and exemptions of every kind, the title vesting in the purchaser to be absolute.

The undivided one-third interest of Reginald Lynn Suggs is sold "as is." No warranties or guarantees are made, expressed or implied.

TERMS OF SALE: The one-third undivided interest of Reginald Lynn Suggs shall be sold to the highest bidder in cash, minimum down payment of fifteen percent (15%) to be paid at the time of sale, the balance to be paid within thirty (30) days of sale.

The following may be persons interested in this sale:

Reginald Lynn Suggs, Joseph Edward Suggs III, Tamara Michelle Suggs Daniel, and the Metropolitan Trustee of Nashville Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together which any and all improvements thereon, in as full and complete manner as the undersigned in his capacity as an officer of the Davidson County Sheriff's Office, and not as otherwise, has the power to convey the same.

The one-third undivided interest of Reginald Lynn Suggs in the property is sold, however, without any warranty as to the quantity or quality thereof, and expressly subject to any and rights of redemption arising under **Tenn. Code Ann §66-8-101**, *et seq.* and subject to any and all easements, restrictions, and encumbrances that may take priority over the judgment and court order pursuant to which this sale was conducted.

The one-third undivided interest of Reginald Lynn Suggs in the property is sold subject to all valid liens against the and in bar of the defendants right to repurchase, redemption and all other rights and exemptions of every kind, the title vesting in the purchaser to be absolute.

Dated this 27 day of March, 2023

DAVIDSON COUNTY SHERIFF'S OFFICE

BY: Karen A. Fentress

Print Name

Signature

Administrative Counsel

Title

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Shirley D Bean, a Notary Public of said County and State, personally appeared Karen A. Fentress, Admin. Counsel, DCSO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be Admin Counsel, DCSO, (or other officer authorized to execute the instrument) of Davidson County Sheriff's Office, the within named bargainer, a corporation, and that she/he as such Daryl Harvey, Harvey Family Trust executed the forgoing instrument for the purposes therein contained by signing the name of the Davidson County Sheriff's Office by her/himself as Admin. Counsel, Davidson Co Sheriff's, Karen A Fentress

Witness my hand and seal at Office in Nashville, Tennessee, this 27 day of March, 2023

SHIRLEY D. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shirley D Bean
Notary Public

My Commission Expires: March 03, 2025