FILE NO NAT-22-05647

Karen Johnson Davidson County
Batch# 988054 DEEDTRS
04/04/2023 10 09:06 AM 3 pgs
Fees $18 00 Taxes $777 00
20230404-0024352

Prepared by and Return to
Rubin Lublin TN, PLLC
1661 International Drive, Suite 400
Memphis, TN 38120
NAT-22-05647

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Radach & Johnson Homes LLC	**Radach & Johnson Homes LLC**	**007 00 0 122.00**
1194 Saddle Springs Drive Thompson`s Station, TN 37179	**1194 Saddle Springs Drive Thompson`s Station, TN 37179**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated January 14, 2015 and recorded February 2, 2015, at **Instrument Number 20150202-0009161**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **DANNY A. GLAZE and LINDA GLAZE** ("Borrower") conveyed to YORK TRUSTEE SERVICES, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on January 14, 2015, (the "Note"), which obligation is presently held by **Nationstar Mortgage LLC**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of YORK TRUSTEE SERVICES, said appointment being set forth in **Instrument Number 20221201-0125951** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records 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, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on January 26, 2023, at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, located in Nashville, Tennessee, such advertisement appearing in said newspaper on December 29, 2022, January 5, 2023, January 12, 2023, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

FILE NO NAT-22-05647

WHEREAS, the Substitute Trustee subsequently postponed the sale in accordance with T.C.A. § 35-5-101(f), if required; and

WHEREAS, on February 23, 2023, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **Radach & Johnson Homes LLC** at the price of **Two Hundred Ten Thousand and 00/100 ($210,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Two Hundred Ten Thousand and 00/100 ($210,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Radach & Johnson Homes LLC** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

THE FOLLOWING DESCRIBED PROPERTY:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10, ON THE PLAN OF THE RESUBDIVISION OF LOTS 9 AND 10 ON THE UNRECORDED PLAN OF THE W.H. TINNON SUBDIVISION, AS OF RECORD IN PLAT BOOK 5190, PAGE 152, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

The source of title is recorded at Book 10665, Page 641, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 8280 OLD SPRINGFIELD PIKE, GOODLETTSVILLE, TN 37072.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

FILE NO NAT-22-05647

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this the 27th day of March, 2023.

Rubin Lublin TN, PLLC

Printed Name: Michael L. Baringer
Title: Authorized Signer, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najah Jones, of the state and county aforesaid, personally appeared, Michael L. Baringer, Authorized Signer of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an Authorized Signer of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, on this the 27th day of March, 2023.

Notary Public

NAJAH JONES NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES SEPT. 22, 2026

My commission expires:

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.

WITNESS my hand on this 31st day of March, 2023.

Matthew D. Johnson
Printed Name: Grantee/Agent

Sworn to and subscribed before me this on this the 31st day of March, 2023.

Kaylee Whitesel
Notary Public

My commission expires: 1.17.2027

KAYLEE WHITESEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 17, 2027

KAYLEE WHITESEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 17, 2027

KAYLEE WHITESEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 17, 2027