Karen Johnson Davidson County
Batch# 992267 DEEDTRS
04/14/2023 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20230414-0027473

Prepared by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

SUCCESSOR TRUSTEE'S DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
1 Public Homes LLC	Same	Map 71-08 Parcel 344.00
5133 Harding Pike, Ste B10 #185		
Nashville, Tennessee 37205		

WHEREAS, by a Deed of Trust dated June 22, 2017 and of record as Instrument No. 20170626-0064010, Register's Office for Davidson County, Tennessee, **Ralph Castleberry** conveyed to Russell E. Freeman, Trustee, the property described below to secure to David Pegram, misspelled therein ad "David Peagram" the payment of an indebtedness evidenced by a Note of even date in the original principal amount of Twenty-Three Thousand Dollars and 00/100 ($23,000.00),
and

WHEREAS, by instrument recorded as Instrument No. 20230208-0009275, said Register's Office, David Pegram, by virtue of the authority set forth in the aforesaid Deed of Trust, appointed **Daniel L. Wischhof, Substitute Trustee**, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust;

I, the undersigned, Daniel L. Wischhof, Successor Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Successor Trustee by such Deed of Trust:

1. Advertised the time, place and conditions of sale on March 16, 2023, March 23, 2023, and March 30, 2023 in the Tennessee Tribune, a newspaper of general circulation in Davidson County Tennessee;

2. Gave notice thereof to the Tennessee Department of Revenue pursuant to T. C. A. 67-1-1422(b)(1), receipt and sufficiency of which was acknowledged by official correspondence dated March 24, 2023 and attached hereto; and

3. Pursuant to said notice, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the debtors' right of equity of redemption and homestead, on April 10, 2023 at 11:00 a.m. at the front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee at which sale the Grantee was the highest and best bidder, in the amount of $246,000.00;

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, I, the undersigned Daniel L. Wischhof, Successor Trustee, hereby sell, grant and convey to **1 PUBLIC HOMES, LLC** all right, title and interest in and to the property described herein which I, as said Trustee hold under said Deed of Trust. I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under me, but not further or otherwise, said property being conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

The property conveyed herein is particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 21 on the Map of Rawls Home Corporation, Subdivision, as of record in Book 1130, page 33, Register's Office for said County.
Said Lot No. 21 fronts 50 feet on the southerly side of Trinity Lane, and runs back between parallel lines 184 feet to a deed line.

Being the same property conveyed to RALPH CASTLEBERRY by deed from FRANK EDGAR WADE, by and thru Mary Wade, Conservator, of record in Instrument No. 200010090100274, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **530 E. Trinity Lane, Nashville, TN 37207**

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 10 day of April, 2023.

DANIEL L. WISCHHOF
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned of said county, Daniel L. Wischhof, Successor Trustee, the within named bargainor, 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 he purposes therein contained.

Witness my hand, at office, this 10TH day of April, 2023.

NOTARY PUBLIC

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $246,000.00

AFFIANT

Subscribed and sworn to before me this the 10th day of April, 2023.

NOTARY PUBLIC

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 07-09-2024

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 copy of the original document executed and authenticated according to law on 10TH day of APRIL, 2023.

Date: 4-10-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 10TH day of APRIL, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY